

**AGENDA**  
**MANSFIELD PLANNING AND ZONING COMMISSION**  
Regular Meeting, Monday, October 3rd 2011, 7:15 p.m.  
Or upon completion of Inland Wetlands Agency Meeting  
Council Chambers, Audrey P. Beck Municipal Building

**Minutes**

9/19/11

**Scheduled Business**

**Zoning Agent's Report**

- A. Monthly Activity Report
- B. Enforcement Update
- C. Other

**7:15 p.m. Public Hearing**

**New Special Permit Application for wedding venue, 552 Bassetts Bridge Road, J. & J. Bell o/a, PZC File #1217-2**

Memos from Director of Planning & Development, Assistant Town Engineer, EHHD, Traffic Authority, Mansfield Agriculture Committee

**7:30 p.m. Public Hearing**

**Request for Scenic Road Designation, Gurleyville Road (from Route 195 to Codfish Falls Rd) PZC File # 1010-8**

Memo from Director of Planning & Development

**Old Business**

1. **Design Review Panel Architect Vacancy, Appointment of New Member**
2. **Live Music Permit Renewals, PZC File #895**  
(to be tabled-Public Hearing scheduled for 10/17/11)
3. **Approval Request: Revised Plans for exhibit building Paideia Greek Theater Project, 28 Dog Lane, File #1049-7**  
(to be tabled-awaiting information from the applicant)
4. **Other**

**New Business**

1. **Modification Request: Building Area Envelope Revision, 87 Jonathan Lane, PZC File #1113-3**  
Memo from Zoning Agent
2. **Request for consideration of Payment in Lieu of Conservation Easement, Listro Property, PZC File #1296**  
Memo from Director of Planning & Development
3. **New Special Permit Application, Building Replacement & Expansion, 173 Storrs Rd, Natchaug Hospital o/a. PZC File #1305**
4. **Village Street Plan Presentation, PZC File #1246-8**
5. **Other**

**Reports from Officers and Committees**

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee
4. Other

**Communications and Bills**

1. Land Use Academy Advanced Training Saturday, November 5, 2011
2. ZBA Public Hearing Notice- October 12, 2011
3. 9/21/11 letter to CT DPUC Re: Ponde Place
4. Other

**DRAFT MINUTES**  
**MANSFIELD PLANNING AND ZONING COMMISSION**  
Regular Meeting  
Monday, September 19, 2011  
Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, J. Goodwin, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, B. Ryan  
Alternates present: K. Rawn  
Alternates absent: F. Loxsom, V. Ward  
Staff Present: Linda M. Painter, Director of Planning and Development

Chairman Favretti called the meeting to order at 7:00 p.m.

**Minutes:**

09-6-11- Pociask MOVED, Hall seconded, to approve the 9/6/11 minutes as written. MOTION PASSED UNANIMOUSLY. Beal and Hall stated that they had listened to the recording of the meeting.

**Zoning Agent's Report:**

Hirsch noted that he spoke to a representative for Gibbs Gas Station and they stated that they will send someone out to the site to clean up the yard debris. He also noted that he spoke to Mr. Tomazos who indicated that re-seeding will take place in the next few weeks, adding that the storm washed away the hydro-seeding that was done.

**Discussion:**

Jeffrey Allan Brown, applicant for architect vacancy on Design Review Panel, introduced himself and discussed his background. Members thanked him for his time and for his willingness to serve. It was noted that the appointment of a new member for the Design Review Panel would be discussed at the next meeting.

**Old Business:**

1. **Special Permit, Restaurant Use, 82-86 Storrs Rd, College Mart o/a, PZC File #483-5**

Goodwin MOVED, Holt seconded, to approve with conditions the Special Permit application (file #483-5) of David Mills, as agent for Owner for a 1,440 square foot restaurant use at property located at 82-86 Storrs Road, otherwise known as the Staples Center, in a PB-1 zone, as submitted to the Commission and shown on plans dated March 10, 2011, revised to June 21, 2011 and July 13, 2011 and presented at Public Hearing on August 1, 2011 and September 6, 2011.

This approval is granted because the application as presented is considered to be in compliance with Article V, Section A (5), Article V, Section B (5), Article X, Section R and other applicable provisions of the Mansfield Zoning Regulations and is approved subject to the following conditions:

1. That the patio and fencing be re-designed and installed so as to allow for adequate space for truck turning movements as recited and depicted in a memorandum from the Mansfield Assistant Town Engineer dated September 6, 2011;
2. That the size of the dumpster be coordinated with and approved by the Director of Planning and Development and Recycling Coordinator before installation and/or siting of the dumpster;
3. That landscape details be submitted by the applicant and approved by the Commission chairman with staff assistance;
4. That the proposed signs for the subject use be submitted by the applicant and approved by the Commission chairman with staff assistance. Application for any required variances shall be submitted after preliminary approval of the proposed sign by the chairman and staff;
5. That the new sanitary waste disposal system, whether on site or by sewer connection, be approved by all pertinent regulators and installed before a final certificate of zoning compliance is issued.

This approval also grants a waiver of the parking regulations as set forth in Article V, Section 10 (D) allowing the reduction of parking spaces from 249 to 239. This waiver is granted because it has been demonstrated that the subject parking lot in fact has adequate parking spaces for the present uses in residence. Notwithstanding the foregoing, should the Zoning Agent determine at a future date that 239 spaces are not adequate for the parking needs of the plaza, the applicant shall construct ten (10) additional spaces.

This permit shall not become valid until the applicant obtains the permit from the Planning Office and files it on the Land Records.

MOTION PASSED UNANIMOUSLY.

2. **Special Permit Application for proposed office building, North Frontage Road, K. Tubridy owner, United Services applicant, PZC File #1302**

Plante MOVED, Holt seconded, to approve with conditions the Special Permit application (PZC File #1302) of United Services, Inc., for a professional office located on North Frontage Road, as described in a statement of use, as shown on the 20-page plan set dated June 27, 2011 as prepared by BL Companies and a Topographic Survey dated 5/23/05, as prepared by Datum Engineering, LLC., and as presented at a Public Hearing on 8/1/11. This approval is granted because the application as approved is considered to be in compliance with Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. **Extent of Approval.** This approval authorizes the proposed professional office and related site work. Any significant change in the use or site improvements as described in application submissions and at the Public Hearing, including the areas designated for future building and parking expansions, shall require further PZC review and approval. Any questions regarding what constitutes a significant change shall be reviewed with the Zoning Agent and, as deemed necessary, the PZC.
2. **Landscaping.** The applicant shall submit a revised parking lot landscaping plan for the approval of the Director of Planning and Development and the PZC Chair that demonstrates an increase in interior landscaping and perimeter landscaping along North Frontage Road to minimize the visual effect of having parking on 3 sides of the building. Such plan may result in a relocation/reduction in the number of parking spaces provided, which is acceptable provided the revised design continues to meet the minimum number of spaces provided.
3. **Landscape Buffer Reduction.** This approval specifically authorizes a reduction in the required 50-foot landscape buffer to allow the northwest corner of the parking lot to be located 39.88 feet from the north property line.
4. **Signs.** The proposed free-standing sign shall be relocated to meet the required 10 foot setback.
5. **Lighting.** The lighting plan shall be updated to include the height of various light fixtures proposed as well as lighting for the entrance sign. The plan must demonstrate that the proposed sign up-lighting will not result in light spillage, otherwise an overhead fixture will be required.
6. **Sanitary System.** The new sewer connection shall be approved by all pertinent regulators and installed before a final certificate of zoning compliance is issued. Furthermore, the following corrections shall be made to the plan sheets regarding the sewer system:
  - a. Amend Note 26 on Sheet SU-1 to reflect conformance with WWPCA requirements in addition to Windham Water Works;
  - b. Amend Note 15 on Sheet DM-1 to correctly reference Windham Water Works, not Connecticut Water.

7. **Aquifer Protection.** Pursuant to the requirements of Article VI, Section B(4)(M), the applicant shall submit the following documents for the review and approval of the Director of Planning and Development:
    - a. A storm water management plan detailing proposed provisions to minimize the risks of groundwater contamination, including prohibition of the use of salts and chemicals for ice removal. The plan shall also describe how best management control practices for stormwater controls have been used in accordance with the Department of Environmental Protection Best Management Guidelines;
    - b. A landscape management plan that addresses the use of fertilizers, pesticides and other organic or chemical applications to minimize the risk of groundwater contamination.
  8. **Pedestrian and Bicycle Facilities.** The following notes/amendments to the site plan shall be made regarding pedestrian and bicycle facilities:
    - a. Vehicle barriers/tire stops shall be installed where parking spaces abut the pedestrian sidewalk surrounding the building;
    - b. The crosswalk across the driveway shall be constructed level with the sidewalk, not within the sloping driveway apron;
    - c. Note acknowledging that the sidewalk along North Frontage Road east of the subject site will be installed with the next phase of the project;
    - d. Note acknowledging that the existing bicycle access from North Frontage Road to the existing segment of joint use sidewalk will be maintained;
    - e. Note stating that no driveway or sidewalk work within the North Frontage Road right-of-way shall begin until an encroachment permit is issued by the State Department of Transportation;
    - f. Note responsibility of owner to maintain and repair sidewalk pursuant to Article II, Section 166-9 of the Mansfield Code of Ordinances;
    - g. Benches shall be added to the bus shelter area for clients.
  9. **Cross-Access.** If the property is to be sold, a cross-access easement with the parcel to the east shall be required.
  10. **Final Plans.** Final plans shall be signed and sealed by all responsible professionals.
  11. **Validity.** This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.
- MOTION PASSED UNANIMOUSLY.

3. **2-Lot Re-Subdivision Application (1 new lot), 98 Fern Road, Koautly o/a, PZC File #1304**  
Ryan MOVED, Holt seconded, to approve with conditions the subdivision application (File #1304), of M. Youssef I. & Ann M. Kouatly, for two lots, on property owned by the applicant, located at 98 Fern Road, in an RAR-90 zone, as submitted to the Commission and shown on plans dated July 12, 2011 as revised to August 30, 2011 and through testimony heard at a Public Hearing on September 6, 2011.

This approval is granted because the application, as hereby approved, is considered to be in compliance with the Mansfield Subdivision Regulations. Approval is granted with the following conditions:

1. Final plans shall be signed and sealed by the responsible surveyor, engineer, landscape architect and soil scientist.
2. Pursuant to subdivision regulations, particularly Sections 7.5 and 7.6, this action specifically approves the side line setback waiver on Lot 2 along the common boundary. Unless the Commission specifically authorizes revisions, the approved envelopes shall serve as the setback lines for all future

structures and site improvements, pursuant to Article VIII of the Zoning Regulations. This condition shall be specifically Noticed on the Land Records and the deed for the subject property.

3. A number of specimen trees on Lots 1 and 2 have been identified to be saved. No Zoning Permits shall be issued on these lots until a protective barrier has been placed around the specimen trees identified to be saved and the barrier has been found acceptable by the Zoning Agent. In conjunction with the filing of final maps, notice of this condition shall be filed on the Land Records and referenced in the deeds of the subject lots.
4. In addition to final plan notes referenced in conditions 2 and 3, the following map revisions shall be incorporated onto final plans:
  - A. Change the legend on Sheet 2 to correctly refer to the BAE as Building Area Envelope and DAE as Development Area Envelope;
  - B. Add the BAE and DAE boundaries to Sheet 1 (Boundary Plan) with accompanying notes;
  - C. Add a note indicating the area contained within the BAE and DAE for both Lots 1 and 2;
  - D. Rename Sheet 2 "Resubdivision Plan".
5. The Commission, for good cause, shall have the right to declare this approval null and void if the following deadlines are not met (unless a ninety (90) or one hundred and eighty (180) day filing extension has been granted):
  - A. All final maps, including submittal in digital format and a Notice on the Land Records to address conditions 2 and 3 (with any associated mortgage releases) shall be submitted to the Planning Office no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes, or, in the case of an appeal, no later than fifteen days of any judgment in favor of the applicant;
  - B. All monumentation with Surveyor's Certificate, shall be completed or bonded pursuant to the Commission's approval action and Section 14 of the Subdivision Regulations no later than fifteen days after the appeal period provided for in Section 8-8 of the State Statutes, or, in the case of an appeal, no later than fifteen days, of any judgment in favor of the applicant.

MOTION PASSED UNANIMOUSLY.

4. **New Special Permit Application for wedding venue, 552 Bassetts Bridge Road, J. & J. Bell o/a, PZC File #1217-2**  
To be tabled- Continued Public Hearing on 10/3/11.
5. **Request for Scenic Road Designation, Gurleyville Road (from Route 195 to Codfish Falls Rd) PZC File # 1010-8**  
Tabled- scheduled 10/3/11 Public Hearing.
6. **Approval Request: Revised Plans for exhibit building Paideia Greek Theater Project, 28 Dog Lane, File #1049-7**  
Tabled-awaiting information from the applicant.

#### **New Business:**

1. **8-24 Referral-Sewer Connection at 82-86 Storrs Rd**  
Hall MOVED, Plante seconded, that the PZC notify the Town Council that the proposed Storrs Road sewer line extension project is consistent with Mansfield's Plan of Conservation and Development and implementation will significantly reduce the potential for future aquifer contamination. MOTION PASSED UNANIMOUSLY.
2. **8-24 Referral-South Eagleville Walkway Project**  
Hall MOVED, Holt seconded, that the PZC notify the Town Council that the proposed South Eagleville Road sidewalk project is consistent with Mansfield's Plan of Conservation and Development, and

implementation will significantly enhance pedestrian safety in this area. All necessary Inland Wetlands permits need to be obtained before any construction begins. MOTION PASSED with all in favor except Plante who was opposed.

**3. Request for Modification, Lots 20 & 21 Beacon Hill Estates, PZC File #1214-2**

Edward Pelletier, Datum Engineering and Surveying, LLC, reviewed the proposed change and distributed a plan which depicted the proposal. Ryan MOVED, Holt seconded, that the Planning & Zoning Commission approves the Development/Building Area Envelopes on Lots 20 & 21 of the Beacon Hill Estates Subdivision as proposed in a 9/9/11 modification request and shown on a plan dated 7/26/11 with the condition that the plan be revised to accurately note the lot area of each lot. This approval shall become effective upon the endorsement and filing upon the land record of the revised plan and a Notice of Development/Building Area Envelope Revisions. MOTION PASSED UNANIMOUSLY.

**4. Live Music Permit Renewals, PZC File #895**

Holt MOVED, Hall seconded, that the Commission receive the special permit requests for the renewal of live music permits and schedule a public hearing for October 17, 2011. MOTION PASSED UNANIMOUSLY.

Goodwin raised the point that the zoning regulations are not clear on the definition of live music and where it applies. By consensus, the Commission agreed to send this issue to the Regulatory Review Committee for clarification.

**Reports from Officers and Committees:**

None.

**Communications:**

Noted.

**Adjournment:**

Chairman Favretti declared the meeting adjourned at 7:54 p.m.

Respectfully submitted,

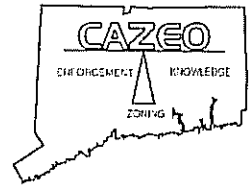
Katherine Holt, Secretary

PAGE  
BREAK





# Town of Mansfield



CURT B. HIRSCH  
ZONING AGENT  
HIRSCHCB@MANSFIELDCT.ORG

AUDREY P. BECK BUILDING  
4 SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3341

Memo to: Planning and Zoning Commission  
From: Curt Hirsch, Zoning Agent *CBH*  
Date: September 29, 2011

## MONTHLY ACTIVITY for September, 2011

### ZONING PERMITS

<u>Name</u>	<u>Address</u>	<u>Purpose</u>
Red Rock Restaurant & Café	591 Middle Tpke.	building identity sign / awning
Neborsky	389 Browns Rd.	14 x 25 garage
Wright	166 Baxter Rd.	14 x 17 sunroom
Windham Water Works	174 Storrs Rd.	100 Kw photovoltaic system
Mongeau	131 Bassett's Bridge Rd.	10 x 14 shed
Chase	67 Mountain Rd.	garage addition
New Cingular Wireless	2 N. Eagleville Rd.	add 6 antenna in steeple
Manning	31 Higgins Hwy.	deck & shed
Nielson	16 Wildwood Rd.	14 x 18 shed
Freeman	727 Browns Rd.	2-car garage
Nilson	15 Timber Dr.	15 x 30 above pool
Town of Mansfield	Mansfield Middle School	30' x 50' photovoltaic array
vandenBerg	131 Chaffeeville Rd.	24 x 36 garage
American Industries	Clover Mill Rd.	temporary office trailer
Leonard	93 Conantville Rd.	above pool & deck
Spring Hill Properties	Lots 20/21 Beacon Hill Dr.	lot-line revision

### CERTIFICATES OF COMPLIANCE

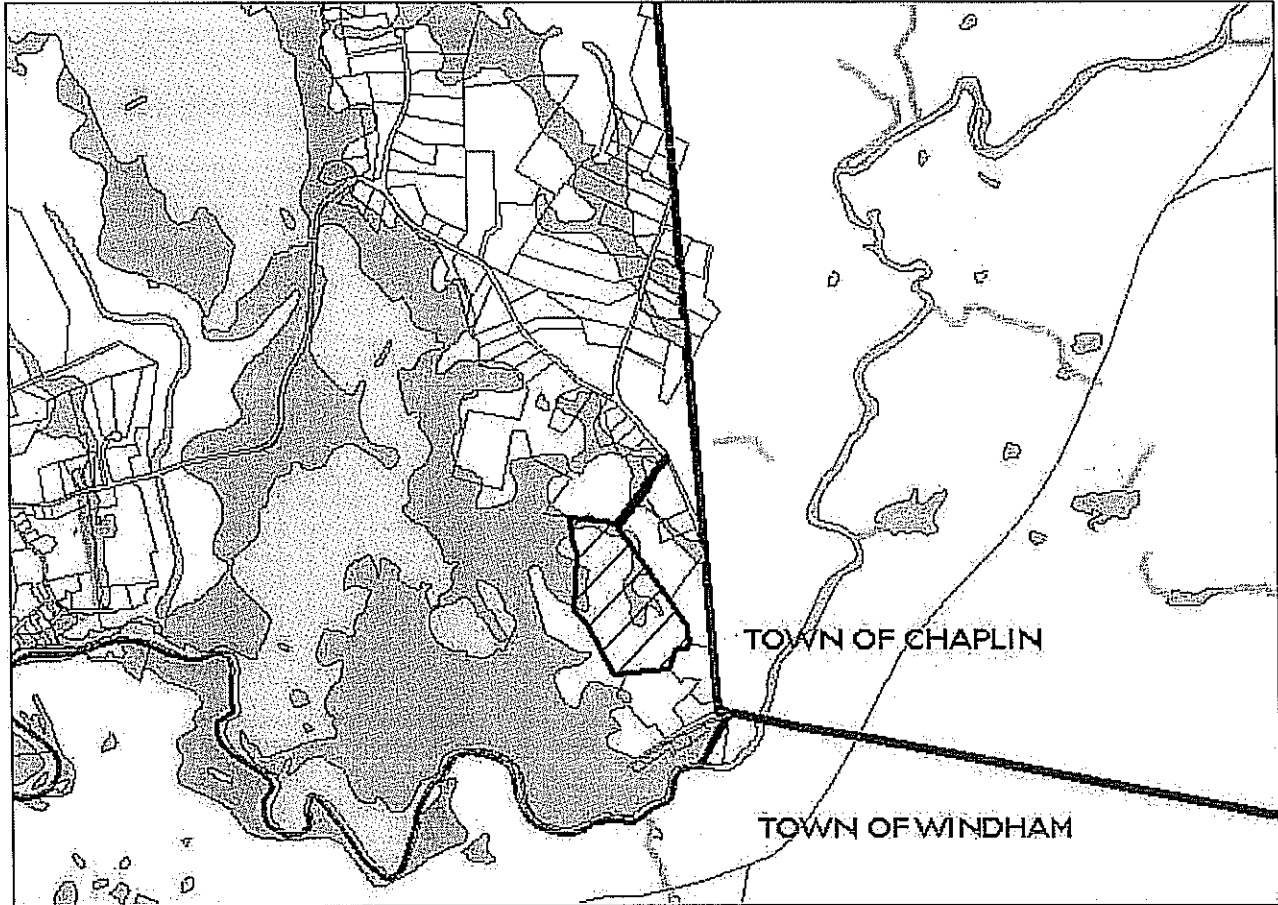
Cabrera (Coyote Flaco)	50 Higgins Hwy.	roof over deck
Simonsen	43 Chatham Dr.	deck
Beaudoin Construction	46, 47 & 48 Liberty Dr.	3 multi-fam. Units
Halle	42 Fieldstone Dr.	above pool & deck
Ahern	53 Cedar Swamp Rd.	enlarge deck
Keegan	72 Wormwood Hill Rd.	replace 1 fm.
Sandall	84 Crane Hill Rd.	house addition
Shashok	270 Crane Hill Rd.	house addition
Nadeau	97 Jonathan La.	shed
Lambert	1491 Stafford Rd.	shed

PAGE  
BREAK




# Mansfield Planning and Zoning Commission

File 1217-2: The Gardens at Bassetts Bridge (Special Permit Application)

Report from Director of Planning and Development ■ October 3, 2011



## Legend

-  Subject Property: Gardens at Bassetts Bridge
-  Wetlands\_Town
-  water



## PROJECT OVERVIEW

**PZC File Number:** 1217-2

**Applicant:** James Wesley Bell and Jeanne E. Bell/The Gardens at Bassetts Bridge Farm

**Property Location:** 552 Bassetts Bridge Road

**Zoning:** RAR-90

**Property Size** 41.25 acres

**Project Description:** The applicant is requesting Special Permit Approval to allow for seasonal use of the subject property as a wedding venue, including outdoor ceremonies, additions to the existing barn to provide reception space (dining, dancing, restrooms and kitchen), an optional tent for use at the request of the client and during inclement weather, and Temporary Special Outing Liquor Permits.

## PROJECT BACKGROUND & DESCRIPTION

### Project History

**2004** ■ On August 2, 2004, the Planning and Zoning Commission approved use of the subject property for certain agriculturally-oriented commercial uses within a residential zone, including a garden/farm outlet with accessory café. The approval of these uses was subject to certain conditions, including limitations on the months, days and times of operations (April -October, Fridays, Saturdays and Sundays, 10 am to 6 pm). Any significant changes or expansions of use including alterations to the proposed café food service required additional special permit approval.

The accessory café use was limited to 49 meals per day, and café products were limited to sandwiches, soups, salads, baked goods and non-alcoholic beverages.

**2006** ■ On November 20, 2006, the PZC approved a modification to the original Special Permit to allow a food cart or food vendor as an interim use until the café could be incorporated into the barn. The restrictions on number and type of meals provided remained in effect.

**2007** ■ On August 23, 2007, the Zoning Agent and PZC Chairman approved a permit to allow erection of a 20 ft. by 40 ft. tent between the barn and the house during farm season.

**2008** ■ On February 21, 2008, the Zoning Agent and PZC Chairman approved a specific list of agricultural and recreational activities that were permitted as of right, such as clearing of woodlands for cultivation, hayrides, etc. The zoning permit was issued to ensure a complete record of ongoing activities at the farm.

**2009** ■ On October 5, 2009, the PZC considered a modification requested by the Bells to allow use of the farm as a wedding venue. Due to the potential for significant impact to the neighborhood, the Commission recommended that the Bells submit a full special permit application for the wedding venue.

### Description of Proposed Use and Operations

The applicant provided this revised Statement of Use on September 27, 2011:

*The proposed use of the farm as a wedding venue will be as follows:*

- *Wedding ceremonies and wedding receptions will take place during the regular farm season, May through October on Friday, Saturday or Sunday. Weddings will be limited to one per day.*
- *Wedding guests will be maximized at 100.*
- *Time for the wedding ceremony and reception will be limited to five (5) hours with all activities ending by 10:00 PM.*

- *Receptions will be housed in the farm's existing barn with optional use of a 20 ft. x 40 ft. tent to accommodate a wedding ceremony during inclement weather and to accommodate additional space prior to completion of the proposed barn additions. The ten and barn will be inspected and approved by fire and building officials as required.*
- *A 12 ft. by 26 ft. addition will be added to the side of the barn to accommodate handicap accessible restrooms. A 20 ft. by 60 ft. addition will be added to the back of the barn to accommodate space for both guests and a commercial kitchen.*
- *All food and beverage will be prepared by a licensed caterer. Test results from the water supply well serving the farm are attached to this application. The water supply well will be tested annually and test results submitted to Eastern Highlands Health District.*
- *All alcohol will be provided through the liquor license of the contracted caterer.*
- *Event parking will be located in the large grassy field as noted on the site plan. Since most guests come as family units, rather than as individuals, it is expected that the number of vehicles may range from as few as 25 to as many as 60. Handicap parking spaces will be located in close proximity to the barn.*
- *Event staff will assure an orderly and safe flow of traffic coming and going out of the property. Event staff will also assure orderly and safe conduct by all guests.*
- *Music for weddings and receptions will be in compliance with Connecticut regulations for the Control of Noise as established by the Connecticut Department of Environmental Protection. An attached report from Fuss & O'Neill indicates that the anticipated noise levels at each of the abutting property lines to the farm are below the limits set by the Connecticut Department of Environmental Protection. To assure maximum sound control, no speakers will be set up outside the barn.*

In addition to the statement of use provided, the applicant has also indicated the intent to operate a 50-seat Sunday brunch. This use was not included in the previous approvals and would need to be approved as either a modification to the existing permit or as part of the current special permit application. In addition to the brunch use, the applicant needs to clarify how the additional wedding venue use will change their current approved use of the property as a garden center with accessory café.

## ANALYSIS

The applicant submitted a revised site plan, architectural plans and statement of use on September 23, 2011. Further revisions to the statement of use were made subsequent to a meeting with the applicant and submitted on September 27, 2011. During initial review of the revised plans, it was determined that additional detail and clarification regarding the proposed uses and development are needed for staff to prepare a thorough review and recommendation. As such, this report is limited to identification of potential issues that need to be addressed in the plans and statement of use prior to completion of staff review.

Due to the complexities involved with the addition of an assembly use to the property, we will be scheduling a meeting between the applicants, their engineer and architect, and town staff to ensure that everyone involved with the project understands the issues that need to be addressed in the plan revisions to ensure compliance with various codes and regulations.

The following list of potential issues is based on staff review of the plans and statement of use, previous concerns identified when the request initially came before the Commission in 2009, and correspondence received from neighboring property owners.

**Noise.** The 2009 noise modeling study prepared by Fuss & O'Neill assumed that two speakers would be located outside of the barn on the west side (facing the ornamental gardens) with a noise level of 100 dB. The calculations performed took into consideration outdoor noise attenuation including distance, air absorption, temperature, humidity, ground surface, foliage and barriers. The modeling indicated at that time that noise levels at the property lines would meet the requirements of both the Department of Environmental Protection as well as town ordinances.

The current statement of use indicates that the speakers will be located in the barn itself, which should further reduce noise impacts even with the barn doors open, assuming the speakers are oriented to project within the building and not outside. Neighboring property owners have requested that a noise study based on actual noise rather than modeling be performed.

**Vehicular Access.** Currently, vehicular access to the property is provided via a 12-foot wide stone driveway, which has been adequate to handle the limited traffic the farm receives in-season. According to the Fire Marshal, the addition of an assembly use (which is how the wedding venue is classified under the Fire Code) will require a minimum 20-foot wide driveway with a turn-around for fire apparatus. This needs to be addressed on the site plan, and could have impacts on grading, drainage and erosion and sedimentation controls.

Furthermore, as noted in Greg Padick's initial review of this request in 2009, the sightline for the driveway is somewhat limited due to the winding nature of Bassetts Bridge Road.

The driveway will need to be clearly marked when events are occurring to prevent drivers from turning in other driveways in error, and there should also be event personnel stationed at the driveway entrance to direct vehicles. More detail on recommended improvements is provided in the report from the Assistant Town Engineer.

**Traffic.** In addition to the on-site changes recommended above, neighboring property owners have expressed concern with the additional traffic on Bassetts Bridge and potential exacerbation of existing speeding and other traffic issues. It is not expected that the proposed venue will have a significant impact on the total number of vehicles on Bassetts Bridge Road due to its classification as a collector road and the use of the road to access both Mansfield Hollow and Route 195.

With regard to speeding, requests have been made for installation of a stop sign at South Bedlam Road as well as speed humps. The Traffic Authority has determined that a stop sign is not the appropriate mechanism to address speeding, and as a collector road, speed humps are also not a possible solution. The concerns regarding speeding on Bassetts Bridge will be on the Traffic Authority agenda on October 25, 2011 to give residents a chance to address the traffic authority directly regarding their concerns.

**Security.** The applicants have indicated that event staff will be on hand to help direct vehicles and monitor guest behavior.

**Lighting.** With the proposed evening hours for weddings/receptions, lighting will also be needed for the driveway and parking areas in addition to the venue itself.

**Frequency of Events.** When this use was initially reviewed in 2009, Greg Padick in his report stated that the Commission might consider limiting the number of weddings for an interim period with the right to reevaluate the situation after one-two years to ensure that the venue is not producing significant impact on surrounding properties or off-site traffic. Such limitations would likely impact the level of investment and improvements the applicant would be willing to undertake. Any feedback from the Commission as to whether these conditions are something that may be imposed would assist the applicant in identifying appropriate phasing for the project that would limit their initial financial exposure.

## SUMMARY/RECOMMENDATION

---

Based on the information available at the time this report was written, additional information and detail is needed before a formal recommendation can be made. Due to the number of items that need to be addressed, it is recommended that the applicants along with their engineer and architect schedule a meeting with all of the town staff involved in the review of the project prior to making any plan revisions, including representatives from the Public Works Department, Fire Marshal, Eastern Highlands Health District and Building Department. The Director of Planning and Development will facilitate the scheduling of that meeting.

**Consistency between Site Plan, Architectural Plans and Statement of Use.** The site plan should include the proposed wrap-around pergola shown on the architectural plans, as well as the location for the tent referenced in the Statement of Use.

**Parking Areas.** Currently the site plan identifies location of proposed event and handicap accessible parking with notes. More detail regarding the proposed location, design, surface and number of spaces needs to be provided. The report from the Assistant Town Engineer provides more detail on potential locations that should be considered for parking. The parking plan should also identify the number and location of parking for event staff and caterers as opposed to guests.

**Driveway.** Based on the initial review by the Fire Marshal, the addition of an assembly use will require significant upgrades to the current driveway, including widening the driveway to a minimum width of 20 feet and the addition of a turn-around.

**Drainage/Erosion and Sedimentation Control Measures.** The changes to the driveway and potential for additional paved parking areas may necessitate the development of a grading and drainage plan as well as an erosion and sedimentation control plan.

**Lighting.** As the proposed use now includes the potential for guests to be on the property until 10 p.m., a lighting plan is needed to ensure that parking and other guest areas have enough lighting for safety and security while ensuring that no light travels off-site and impacts adjacent property owners.

**Statement of Use.** The statement of use needs to be updated to:

- Include details of the proposed Sunday brunch use, including time, number of seatings, and total number of guests expected.
- Include details on how the additional wedding and brunch uses will impact existing operations at the farm. For example, it is assumed that the farm will be closed to regular visitors during weddings; however, that needs to be clarified. The applicants also need to identify whether they are still intending to include an accessory café as part of the farm operation, or if the

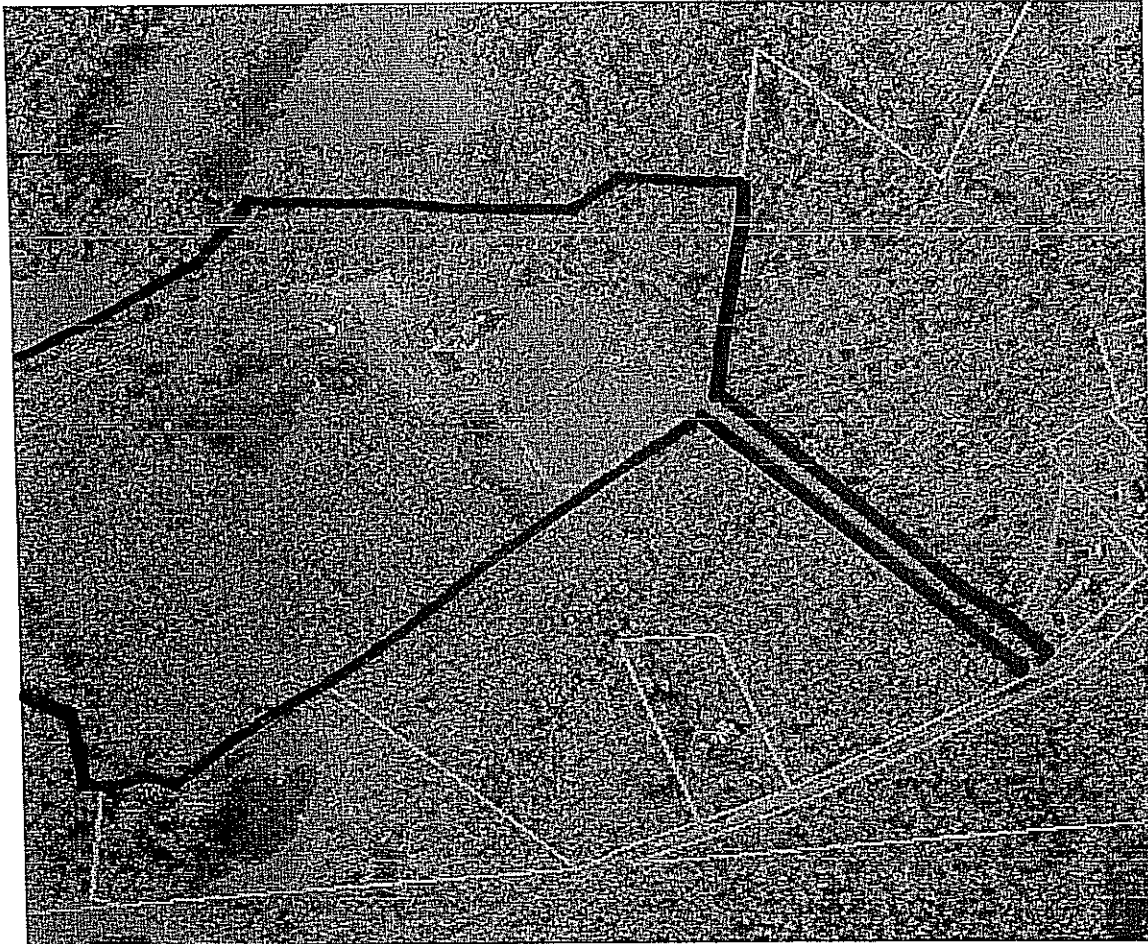
café use is being eliminated with the addition of the wedding/brunch venue.

- Specifically identify whether live music is anticipated or proposed. Currently the zoning regulations distinguish between live music and pre-recorded music. Mrs. Bell indicated that at this time they were only planning on having a DJ at the wedding receptions; this should be specified in the Statement of Use. If live music is a possibility, it should be added to the application as Special Permit approval is required for live music under current regulations.
- Proposed phasing of the project. In discussions with Mrs. Bell, she indicated that the barn addition and kitchen would probably not be constructed immediately. The Statement of Use should be updated to reflect how the wedding venue will operate until those additions are constructed, and what exactly will be constructed as part of the initial phase and later phases.

**Temporary Special Outing Facility Permit.** The applicants have indicated in their statement of use that alcohol will be provided through the liquor license of the contracted caterer. Pursuant to Article X, Section I, special permit approval is also required. Written approval from both the Mansfield Police Department (Resident Trooper) and Health Officer (Eastern Highlands Health District) are required as part of that process.

## NOTES

- The analysis and recommendations contained in this report are based on the following information submitted by the applicant:
  - Application submitted July 11, 2011 and received by the PZC July 18, 2011, including:
    - Statement of Use revised to September 27, 2011
    - 3-Page Revised Site Plan prepared by Richard F. Mihok, PE dated September 19, 2011
    - 3-Page Architectural Plan Set prepared by Dziki & Associates revised to September 29, 2011
    - Noise Study from Fuss & O'Neill dated November 18, 2009
- Correspondence regarding the proposed development has been received from the following:
  - Email from Daniel Civco of 544 Bassetts Bridge Road dated September 27, 2011
  - Memos from Geoffrey Havens of EHHD dated August 25, 2011 and September 26, 2011
  - Memo from Grant Meitzler, Assistant Town Engineer, September 29, 2011
  - Letter from Windham Water Works dated July 29, 2011
  - Memo from Mansfield Agriculture Committee dated August 2, 2011
  - Letter from Tina and Roger Abell, 606 Bassetts Bridge Road, postmarked July 15, 2011
  - Letter from James Suave, 29, North Windham Road, dated August 18, 2011
- Neighborhood Notification Forms were sent to property owners within 500 feet of the subject property in accordance with Article V, Section B(3)(c) of the Mansfield Zoning Regulations. A copy of the notice and certified mail receipts have been provided to the Department of Planning and Development.
- Before rendering a decision, the Planning and Zoning Commission must consider other referral reports and Public Hearing testimony. A decision must be made within 65 days of the close of the Public Hearing unless the applicant grants a written extension.
- The Public Hearing on this item was opened September 6, 2011 and continued to October 3, 2011.



PAGE  
BREAK



Memorandum:

September 29, 2011

To: Planning & Zoning Commission

From: Grant Meitzler, Assistant Town Engineer

Re: Bell - 552 Bassetts Bridge Rd - Wedding Venue

plan reference: dated September 19, 2011

This application proposes changes to the present plant nursery operation. The proposed changes are for the purpose of adding a wedding venue to the site, and include the following:

- Traffic on Bassetts Bridge Rd

The application information indicates a person will be placed at the Bassetts Bridge Rd entrance to direct traffic. I suggest visible warning be placed at the edge of the road about 200' in advance of the intersection for each approach. The applicant has indicated a temporary sign indicating the event location will be placed at the end of the driveway.

Bassetts Bridge Rd is posted at 30 mph. Observed sight distance for each direction were as follows:

	Southbound approach		Northbound approach
average mph	38.05	mph	41.75
average time visible	6.88	seconds	10.27
sight distance	384	feet	629

Required sight distance is 300 feet. These sight distances indicate a suitable drive location. The speeds were high enough to indicate a need for speeding limit enforcement action.

- Access

The first straight portion of the entrance drive is 390' long with areas located on each side within the 150' regulated area adjacent to wetlands. There is a wide paved apron at the intersection with Bassetts bridge Rd - this is wide enough to entering and exiting cars to pass each other.

The plan submitted shows the drive as 12' wide. To me, this appears to be the travelled way now in use. Based on my recollection of the former drive improvements, I think the suitable surface for traffic is wider. Mowing the edges may widen the entrance way enough to accommodate the heavier traffic that will result from this new use on the site. If new earthwork is needed along the edges to accommodate two way traffic that could involve work directly in adjacent wetlands on either side. It may also be that nothing more than mowing along the present sides will show suitable traffic surface for two vehicles to pass.

- Additional parking

The Statement of Use indicates a need for from 25 to 60 cars for any individual event. The plan indicates a "parking area" on the grass adjacent to the entrance drive and next to the brook across the mowed area on the north side of the entrance drive. No information on the treatment of this area has been provided. The present surface is very rough and overall not suitable for driving. It appears that stone removal has been done in the past without refilling the holes created. This parking area is not specifically defined but is shown at what I take as directly adjacent to the manmade brook in 2. above. More information is needed. The grass area parking should be kept away from the wetlands.

I recommend keeping this parking 75' from the wetlands (Manmade pond and brook).

I recommend relocating this parking to both sides of the entrance drive in the area of the white entrance gates located along the entrance drive just past the second large curve entering the site.

It is my understanding that a handicapped space requires a paved surface. The designated handicapped space area is grassed. It is also a raised area with out protected edges. I recommend at least a fence to provide a visual barrier against running off the area.

- Building additions to the barn

The closest distance of the building addition, kitchen and rest rooms is 79' from the adjacent wetlands. With this being slab on grade construction, I see little chance for impact as the driveway and the raised grass areas between the additions and the nearby wetlands should limit movement.

I do suggest material stockpile area be designated within the active areas and be either protected or kept in an area draining away from wetlands.

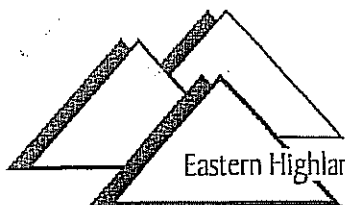
- A storage building (specifically related to the nursery operation)

The 20'x 48' proposed storage building is an as-of-right exemption from wetlands jurisdiction being an essential for the site's plant nursery operation. I note also that this areas is sloped to drain away from the mapped wetlands on the site and that thee are no wetlands located within 150' down hill (to the west). The existing pergola area is to be extended along the southwest and southeast sides of the barn.

Summary Comments:

1. The entrance drive between Bassetts Bridge Rd and the first drive corner should be made suitable for two vehicles to pass. Mowing the present edges may be enough if suitable material is present underneath the roadside growth. Otherwise earthwork in or adjacent to wetlands may be needed to make this wide enough for two vehicles to pass.
2. More information is needed on the parking lot surface treatment, and designated parking area locations and limits.
3. Parking lots in grassed areas should be kept 75' from adjacent wetlands.
4. It is my understanding that a handicapped space requires a paved surface. I recommend at least a rail fence along the top of the stonewall drop-offs at the edges of this area to provide a visual barrier against running off the area.
5. I suggest a material stockpile area be designated within the active nursery areas and be either protected or kept away from wetlands.

PAGE  
BREAK



Eastern Highlands Health District

4 South Eagleville Road • Mansfield CT 06268 • Tel: (860) 429-3325 • Fax: (860) 429-3321

---

## PLAN REVIEW MEMO

September 26, 2011

Wesley Bell  
552 Bassetts Bridge Rd  
Mansfield, CT 06268

Re: **Subsurface Sewage Disposal System Plan for:** 100 person wedding venue and 50 seat brunch FS Establishment

**Address:** 552 Bassetts Bridge Rd Mansfield CT

**Plan Designed by:** Charles Panteleakos

**Plan Date:** 11/19/2010, **Latest Revision Date:** 9/14/2011

Dear Wesley Bell:

The above referenced plan has been reviewed for compliance with the Connecticut Public Health Code and Technical Standards.

- ☒ The plan requires review and approval by others (see details below):
- ☒ The plan requires revisions based on the following comments:

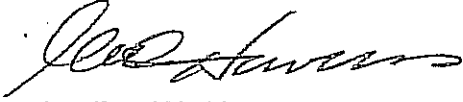
- 1) Soils data upon which this design is based do not show adequate separation between ledgerock and the proposed leaching system bottom. Please schedule additional testing to provide the information required to support this design.
- 2) The proposed leaching structure is installed partially in the layer of firm till underlying the loam layer in which the perc test was conducted. The firm till must be perc tested to determine if the system sizing is appropriate.
- 3) The uses proposed will typically require the on-site water supply to be registered with the DPH Drinking Water Program as a transient non-community public water supply. If you have not already done so, please contact the Drinking Water Program at 860.509-7333 to discuss their requirements for registering your water supply. The health district cannot give final approval of these uses until the public water supply is approved by the DPH.
- 4) The design flow for this project requires that the plan be reviewed by the DPH Environmental Engineering Program. The submittal to DPH must go through EHHD. An additional copy of the plan and a check for \$625 made out to "State of Connecticut Treasurer" must accompany the next plan submission.
- 5) The the proposed change in use of the property must be reviewed under Section B100a of the Public Health Code. Please submit the appropriate application and fees.
- 6) Plans for the proposed 50-seat brunch operation must be submitted to the health district with a plan review application and fee for review and approval.
- 7) Please clarify whether or not the caterers will be doing food preparation, ware washing, etc, on-site for the wedding functions, and where this will take place. If these action are in a location

different than the proposed brunch operation, this area also must be reviewed and approved by the health district.

8) The 2000 gallon septic tank must be provided with manholes to grade.

Revised plans must be submitted to the health district for final review and approval.  
If you have any questions, please call the health district office at 860-429-3325.

Sincerely,

A handwritten signature in black ink, appearing to read "Geoffrey W. Havens", written in a cursive style.

Geoffrey W. Havens  
Sanitarian II

Cc:

## MANSFIELD AGRICULTURE COMMITTEE

Date: August 2, 2011

To: PZC, Linda Painter

Re: *PZC referral – Wedding Venue at Bassetts Bridge Farm*

At their August 2, 2011 meeting, the committee reviewed an application by James Wesley and Jean Bell for PZC approval of a wedding venue at their farm on Bassetts Bridge Road.

The committee supports PZC approval of this application because it will diversify the farm's operation and help maintain a stable income for this agricultural business. Beyond the immediate benefit of helping to insure the continuation of a local farm, this venue will offer benefits beyond the farm:

- It will contribute to the Town's economic development as a new agri-tourism business. From a regional perspective, this will be the only wedding venue in an agricultural setting in the Windham area.
- As more people spend time at this farm, there will be a better understanding of farming and thus more community support for local farms.

draft  
Town of Mansfield Traffic Authority  
Minutes of the Meeting – July 26, 2011

Present: Hart, Hultgren, Painter, Meitzler, Painter, Baruzzi (Mansfield Schools), Schreier (Mansfield Downtown Partnership).

The minutes of 6/28 and 7/7/11 were reviewed and no corrections made.

72 Mansfield City Road – Meitzler will discuss the proposed guardrail along the corner property with the owner of this parcel.

Pending traffic data (counts and speeds) – the Town's traffic classifier is now operable and the following locations are on the list to be classified: Hillyndale Road; Baxter Road; Hanks Hill Road; Pleasant Valley Road.

Ravine Road – the survey responses from the property owners along Ravine Road were reviewed and discussed. Noting that closure of the road was objected to by at least two of the residents, closure (either temporary or permanent) was not favored by members of the Authority. Hultgren will continue to work with UConn and the DOT to put signs on Route 32 instructing drivers as to the preferred route to UConn. If a permit for these signs is not obtainable from DOT, Green will be contacted to locate the signs off the DOT's right of way.

PZC Referrals:

- ★ 1. Wedding & Garden Center, 552 Bassetts Bridge Road – Reviewed favorably with one suggestion that the entrance be appropriately signed during events to warn people using the road.
- 2. Four Corners gas station and convenience store – Reviewed with the following comments: 1) Walkways should extend to the property lines. 2) Internal walkways should be relocated to facilitate convenient use from the 195/44 signalized intersection through the property to the store. 3) The left turn out of the property onto 195 could be problematic. If it is to remain, traffic data showing the ease/difficulty of this movement should be provided.
- 3. Office building on the North Frontage Road – Reviewed favorably with one suggestion that the shared-use path to the west of the proposed sidewalk be connected to and that the existing connection from the road shoulder to the existing shared-use path be preserved.

Celebrate Mansfield parade route 195 closure – Approved with the usual conditions (coordination with Resident State Trooper and appropriate notifications)

Signal replacement – Route 195 at North Eagleville Road – for information only.

Request for pedestrian push-button at the 195/Moulton Road intersection – referred to the DOT.

Respectfully submitted,

Lon Hultgren  
Director of Public Works



## Statement of Use

Owners and Applicants  
James Wesley Bell and Jean E. Bell

The Gardens at Bassetts Bridge Farm  
552 Bassetts Bridge Road  
Mansfield Center, CT 06250  
Phone/fax (860) 455-0545

On August 2, 2004, the Mansfield Planning and Zoning Commission granted James Wesley Bell and Jean E. Bell a special permit for an agricultural and recreational garden center to be located on their property at 552 Bassetts Bridge Road. This special permit was granted pursuant to Article V, Section B and other provisions of the Mansfield Zoning Regulations.

It is currently the intent of the owners/applicants, James Wesley Bell and Jean E. Bell to pursue an additional special permit for the purpose of providing wedding ceremonies and wedding receptions at their farm known as the "Gardens at Bassetts Bridge Farm".

The proposed use of the farm as a wedding venue will be as follows:

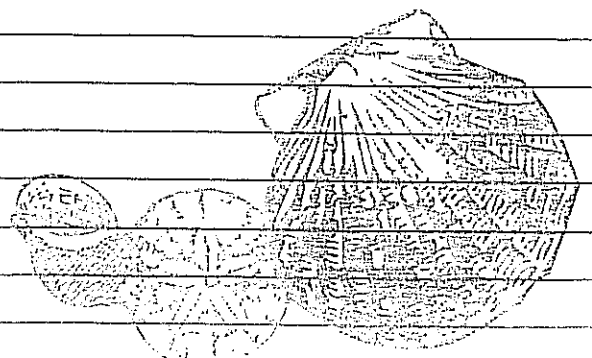
- Wedding ceremonies and wedding receptions will take place during the regular farm season, May through October on Friday, Saturday, or Sunday. Weddings will be limited to one per day.
- Wedding guests will be maximized at 100.
- Time for the wedding ceremony and reception will be limited to five (5) hours with all activities ending by 10:00PM.
- Receptions will be housed in the farm's existing barn with optional use of a 20ft x 40ft tent to accommodate a wedding ceremony during inclement weather and to accommodate additional space prior to the completion of the proposed barn additions. The tent and barn will be inspected and approved by fire and building officials as required.
- A 12ft x 26ft addition will be added to the side of the existing barn to accommodate handicap accessible restrooms. A 20ft x 60ft addition will be added to the back of the barn to accommodate space for both guests and commercial kitchen.
- All food and beverage will be prepared and provided by a licensed caterer. Test results from the water supply well serving the farm are attached to this application. The water supply well will be tested annually and the test results submitted to Eastern Highlands Health District.
- All alcohol will be provided through the liquor license of the contracted caterer.
- Event parking will be located in the large grassy field as noted on the site plan. Since most wedding guests come as family units, rather than as individuals, it is expected that the number of vehicles will range from as few as 25 to as many as 60. Handicap parking spaces will be located in close proximity to the barn.
- Event staff will assure an orderly and safe flow of traffic coming in and going out of the property. Event staff will also assure orderly and safe conduct by all guests.
- Music for weddings and receptions will be in compliance with Connecticut regulations for the Control of Noise as established by the Connecticut Department of Environmental Protection. An attached report from Fuss & O'Neill indicates that the anticipated noise levels at each of the abutting property lines to the farm are below the limits set by the Connecticut Department of Environmental Protection. To assure maximum sound control, no speakers will be set up outside the barn.

Dear Desley + Jean

Thank you for keeping us  
informed about your plans to include  
a wedding venue at "The Gardens".  
Roger + I have no problem with this  
as you have done well so far,  
in your development of your farm,  
showing thoughtfulness and concern for  
the environment and your neighborhood.  
We both wish you continued success  
in your venture.

Sincerely,

Jim and Roger Abell  
at 606 Bassett Bridge Rd  
Mansfield



August 18, 2011

Mansfield Planning and Zoning Commission  
c/o James Wesley Bell and Jean E. Bell  
552 Bassetts Bridge Road  
Mansfield Center, CT 06250

To the Members of the Mansfield Planning and Zoning Commission:

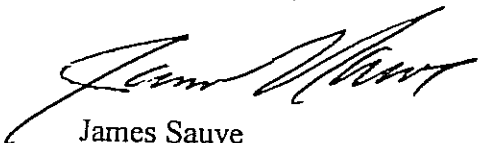
RE: Application for a Special Permit for Use of the Property Located at 552 Bassetts Bridge Road as a Wedding Venue

As the owner of property located at 29 North Windham Road I was notified by registered mail that the Bells are seeking a special permit to use the property at 552 Bassetts Bridge Road as a wedding venue.

Since I was not familiar with the property I contacted Jean Bell and arranged a visit to the site.

Stated briefly, I was impressed with the property, which is known as The Gardens. I feel it would make an ideal location for wedding venues and I fully support granting the special permit.

Very truly yours,

A handwritten signature in black ink, appearing to read "James Sauve", written in a cursive style.

James Sauve  
Sauve Consulting, LLC  
(860)214-8643

Hi, Linda:

I and my wife – Lynette – reside at 544 Bassetts Bridge Road, with our driveway adjacent to that of James Wesley Bell and Jean E. Bell, 552 Bassetts Bridge Road.

We have some concerns over the Bell's proposal to establish a wedding venue on their property. Below is a brief synopsis of some of those.

### 1. Noise

- a. While Fuss & O'Neill performed some type of noise pollution modeling, it was unclear to me what approaches and parameters were used.
  - i. What was the source level in decibels ?
  - ii. Were atmospheric conditions considered ?
  - iii. Was intervening terrain and land cover employed in the model ?
- b. In general, the results of these models are, at best, approximations of reality. The optimal way by which to represent potential sound levels is to measure them under a variety of conditions and times, and at a varying level of frequencies and sound levels, with something like a Sound Noise Level Decibel DB Meter.
- c. We are very concerned about sound levels, since our deck, pool, and other areas used for outdoor entertainment face towards the Bell's proposed facility.

### 2. Traffic

- a. Bassetts Bridge Road is a heavily-trafficked thoroughfare, not just a country road, but a busy connector between Routes 195 and 6. Already there is a lot of traffic – automobiles, trucks, and motorcycles (which are exceedingly noisy themselves), most travelling well beyond the posted speed limit – and this will be compounded with the extra vehicles used by the wedding reception participants.
  - i. This brings up a related issue – speeding. This would be ameliorated by the installation of speed bumps between the Chaplin town line and the corner just north of Kaya Lane. There are other Mansfield town roads with such speed control structures – why not Bassetts Bridge ?
- b. There is a safety concern, too. The entrance to 552 Bassetts Bridge Road is on a somewhat curved section of the road, and visibility is not that far.

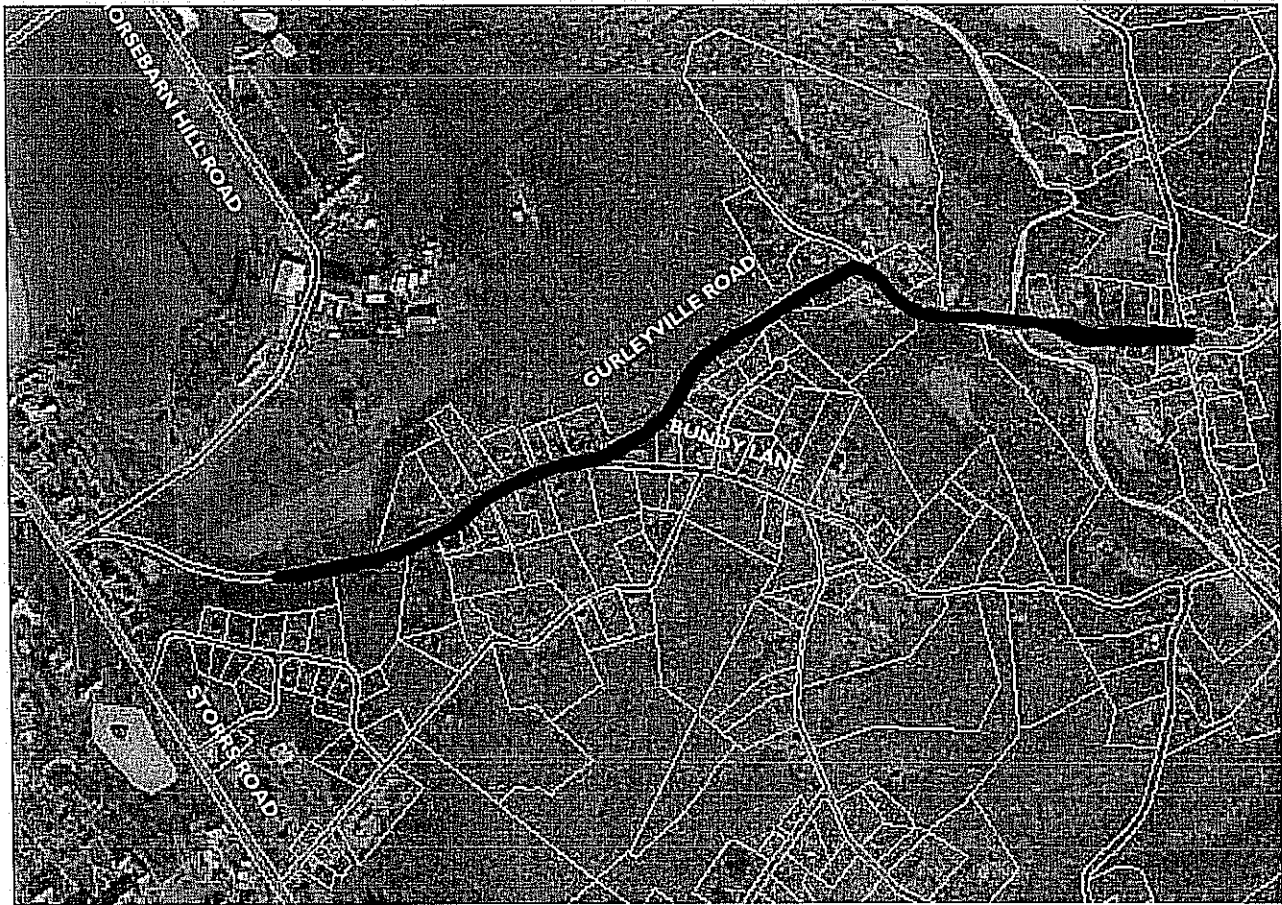
### 3. Security

- a. Party-goers can get rowdy, and I am sure that this will be the case for at least of some of the affairs held there. And, with the Bells' driveway only a matter of a few yards from mine, I suspect that there will be many errant entrances onto my property.

# Mansfield Planning and Zoning Commission

File 1010-8 Gurleyville Road (Scenic Road Application)

Report from Director of Planning and Development ▪ October 3, 2011



## Legend

 Proposed Scenic Road Designation



## PROJECT OVERVIEW

**PZC File Number:** 1010-8

**Applicant:** Benjamin Sachs

**Property Location:** Gurleyville Road between Storrs Road and Codfish Falls Road

**Zoning:** Institutional and RAR-90

**Length of Roadway** ±6,641 feet

**Project Description:** The applicant is requesting that the portion of Gurleyville Road located east of the UConn Commissary Warehouse and Codfish Falls Road be designated as a scenic road pursuant to Chapter 155 of the Mansfield Code of Ordinances.

## PROJECT BACKGROUND & DESCRIPTION

Benjamin Sachs, the owner of 304 Gurleyville Road, is requesting that the section of Gurleyville Road located between the UCONN Commissary Warehouse and Codfish Falls Road be designated as a scenic road. In support of his request, he has provided the following statement of justification:

*Gurleyville Road starts at Storrs Road on the UConn campus and runs easterly from there. Though it has moderate auto traffic at some hours, many walkers, joggers, bicyclists and even horseback riders use and enjoy the beauty of Gurleyville Road through the week and at all hours of the day.*

*At its start, the road is flanked by UConn horse pastures. The one on the left, once a marsh, is divided by Roberts Brook, which still often floods in the spring and is bordered by wetlands, a significant part of a public water supply watershed. The slope to the north of the brook, bordered by Horsebarn Hill Road, is a popular sledding hill in winter.*

*The stone walls on each side of this part of Gurleyville Road are a continuing and recurrent feature on both sides of the road. The*

*one bordering the pasture on the left is substantial, measuring nearly ten feet in width in some places. It was built by students in the early years of the Connecticut Agricultural College.*

*This portion of the road is rather level, but soon after its intersection with Bundy Lane, Gurleyville Road heads downhill rather steeply through forest alongside a now-cascading Roberts Brook toward the Fenton River. At the Fenton are the ruins of a historic silk mill, the crossing of the much-used Nipmuck Trail, and the historic Gurleyville Cemetery, where generations of Gurleys, Chaffees, Conants and other notable Mansfield families are buried.*

*Just past the cemetery is the former Button Box antique shop, in earlier times a mother-of-pearl button factory, now an art gallery and school. From there an avenue of tall pines leads into Gurleyville, one of Mansfield's designated historic villages, where its former town hall (#310), tavern (#309), stagecoach horse barn (#304) and general stores (673 Chaffeeville Road and 1 Codfish Falls Road) still stand largely as they were. This portion of Gurleyville Road ends at Codfish Falls Road, already one of Mansfield's Scenic Roads.*

## ANALYSIS

Chapter 155 of the Mansfield Code of Ordinances authorizes the Planning and Zoning Commission to designate scenic roads in the Town of Mansfield in accordance with Section 7-149A of the Connecticut General Statutes. Once designated as a scenic road, any alterations or improvements to the road can only be made if recommended by a 2/3 majority of the Planning and Zoning Commission and approved by a simple majority of the Town Council, after a public hearing. The PZC must find that the alterations or improvements are necessary to protect and promote public safety in conjunction with the approval of a new driveway, a new highway or a new subdivision or other land use development that is accessed by the subject scenic road and is under the Planning and Zoning Commission's regulatory jurisdiction. Emergency, routine and minor road maintenance is exempt from the PZC/Town Council approval process.

### Eligibility Criteria

Section 155-2 of the Mansfield Code of Ordinances requires that roads meet the following criteria (shown in *italized text* below) to be considered for a scenic road designation:

*Be free of existing or potential intensive commercial development (based on the Mansfield Plan of Development designations for commercial and industrial land uses)*

The section of road proposed for the scenic designation is classified as Low Density Residential in the Mansfield Plan of Conservation and Development.

*Be free of intensive vehicular traffic*

While Gurleyville Road does have larger traffic volumes than local roads due to its collector street classification, the traffic would not be considered intense when compared to other collector roads such as Bassetts Bridge or arterial streets such as Storrs Road.

*Meet at least one of the following criteria:*

- A. *Be unpaved*
- B. *Be bordered by mature trees or stone walls along a majority of its length*
- C. *The traveled portion is no more than twenty (20) feet wide along a majority of its length.*
- D. *Offer scenic views or vistas such that persons other than residents living on the road routinely walk, drive or ride on this road to experience said views*
- E. *It blends naturally into the unique or scenic surrounding terrain, such as ledge outcrops, steep hills, protected forests, wetland areas, etc.*
- F. *It parallels or crosses over brooks, streams, lakes or ponds that are regarded as scenic in Subsection D above.*

Pursuant to Map 12 of the POCD, the section of Gurleyville Road generally located east of Bundy Lane is classified as a Highly Sensitive Class I viewshed due to the interplay of scenic elements that produce intense scenic impact and as such is identified as an area critical for preservation.

In particular, the western portion of the road overlooking Valentine Meadow and Horsebarn Hill and the eastern portion of the road that crosses over the Fenton River and through historic Gurleyville Village provide unique vistas.

## ANALYSIS (CONTINUED)

### Approval Considerations

Section 155-3 requires that the Planning and Zoning Commission consider the following in addition to the minimum eligibility criteria when reviewing requests for scenic road designations:

*The Plan of Development roadway classifications for the subject road and other roads in the vicinity*

- Gurleyville Road is designated as a collector street in the Mansfield Plan of Conservation and Development. As described in the POCD, collector streets connect residential neighborhoods to the arterial street system and to community centers not served by arterials. Although collectors have less traffic than arterials, they handle significant volumes of through traffic, and therefore must be designed and constructed to stringent safety standards.
- Section 15-3 of the Mansfield Code of Ordinances allows for both collector and local streets to be designated as scenic roads.

*The nature of vehicular and pedestrian traffic and accident history on the subject road and other roads in the vicinity.*

- As a collector road, Gurleyville Road does have significant vehicular traffic as compared to local roads such as Stone Mill Road, Old Turnpike Road or Farrell Road. Additionally, it is also used by a significant number of pedestrians, joggers and bicyclists. The table below compares accident data for Gurleyville Road to other collector roads in Mansfield for the same time period (January 1, 2006–December 31, 2008).

*Overall protection of the public's health and safety.*

The Mansfield Traffic Authority reviewed the application for potential public safety concerns at its meeting on September

27, 2011. Like many of Mansfield's roads, Gurleyville Road is narrow with no shoulders or off-road paths for pedestrians and bicyclists, creating conflicts with vehicular traffic particularly in areas of reduced visibility such as sharp turns and significant grade changes.

With its proximity to UConn and access to the Nipmuck Trail, the Traffic Authority identified Gurleyville Road as a potential candidate for future pedestrian/bicycle safety improvements once the town completes the priority projects already identified in the area of downtown and UConn. Such improvements could include construction of an off-road path similar to those constructed on Separatist and Hunting Lodge Roads. The Traffic Authority requested that any approval motion incorporate the concerns for pedestrian and bicycle safety and acknowledge the potential for future improvements to address those safety concerns so that future alteration requests can be reviewed with the appropriate context.

### Concurrence of Property Owners

*In accordance with Section 7-149a of the Connecticut General Statutes, Section 155-5(B) requires that the owners of a majority of the frontage abutting the designated portion of the road to be designated agree to the designation by filing a written statement of approval with the Town Clerk on or before the date on which the designation is to become effective.*

The applicant has submitted the signatures of twenty property owners that support the proposed scenic road designation and own property along the portion of Gurleyville Road proposed for the scenic designation. The map on page 4 identifies the property owners from whom signatures have been received. Based on rough calculations, it appears that the signatures received in support represent ±9,967 feet of the ±13,282 feet of property frontage along this section of Gurleyville Road, for a total of 75% of the overall frontage.

### Accident Data on Select Mansfield Roads (January 1, 2006—December 31, 2008)

Road	Total Accidents	Number of Fatal Accidents	Accidents with Speed too Fast for Conditions as a Contributing Factor	Accidents with Driving Under Influence as Contributing Factor	Accidents Occurring during Daylight	Accidents Occurring in Darkness (No Light)
Gurleyville Road	6	0	4	1	3	3
Mansfield City Road	18	1	7	4	12	5
Maple Road	6	0	3	0	5	1
Bassetts Bridge Road	12	0	6	0	7	5
Birch Road	10	0	6	1	6	3

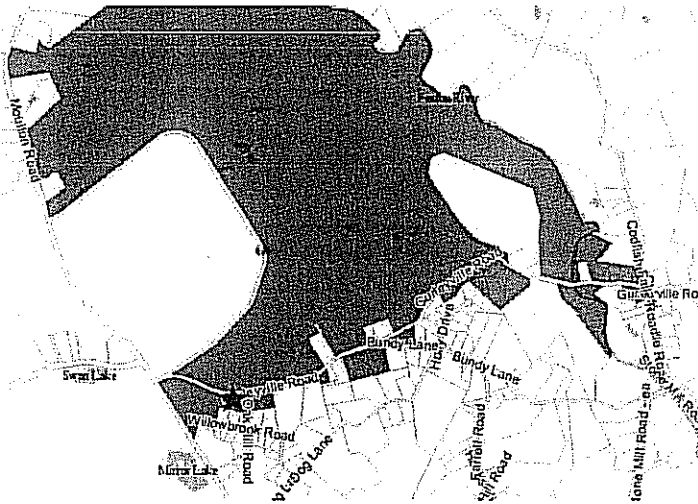
*Additional detail including times of day, weather conditions, road conditions, direction of traffic, vehicle type, etc is contained in the data provided by the Department of Transportation.*

## ANALYSIS (CONTINUED)

### Concurrence of Property Owners

*In accordance with Section 7-149a of the Connecticut General Statutes, Section 155-5(B) requires that the owners of a majority of the frontage abutting the designated portion of the road to be designated agree to the designation by filing a written statement of approval with the Town Clerk on or before the date on which the designation is to become effective.*

The applicant has submitted the signatures of twenty property owners that support the proposed scenic road designation and own property along the portion of Gurleyville Road proposed for the scenic designation. The map below identifies the property owners from whom signatures have not been received. Based on rough calculations, it appears that the signatures received in support represent  $\pm 9,967$  feet of the  $\pm 13,282$  feet of property frontage along this section of Gurleyville Road, for a total of 75% of the overall frontage.



### Property Owner Approval

*The parcels shaded in red on the map to the left represent property owners that have indicated their support for the scenic road designation in writing.*

*It should be noted that the University of Connecticut submitted a letter of support for the designation provided the scenic road starts east of the Commissary Warehouse Building, the general location of which is identified with a ★*

## SUMMARY/RECOMMENDATION

As noted in the analysis, the application meets the minimum threshold criteria for designation as a scenic road. In response to the requirement that the Commission consider overall public health and safety when designating scenic roads, any approval motion should include acknowledgement of current pedestrian/bicycle safety concerns and potential for future roadway alterations to improve pedestrian/bicycle safety.

## NOTES

- The analysis and recommendations contained in this report are based on the following information submitted by the applicant:
  - Application submitted August 19, 2011 and received by the PZC September 6, 2011, including:
    - Statement of Justification
    - Signatures of twenty property owners with frontage on the proposed scenic road
    - Photographs of proposed scenic road
- Summary of Mansfield Traffic Authority discussion and recommendations from September 27, 2011 meeting
- Pursuant to Section 155-5, notice of the application and public hearing was sent to the Town Council, Traffic Authority and all property owners fronting on the portion of the road to be designated on September 9, 2011
- The Public Hearing on this item will be opened on October 3, 2011.



Fotini Martin  
265 Storrs Road  
Mansfield Center, CT 06250  
Tel./Fax 860-423-4707 cel 860-942-3368

To : The Town of Mansfield  
Planning & Zoning Commission  
4 South Eagleville Road  
Mansfield, CT 06268  
SUBJECT: Gurleyville Road  
Re: your ref. PZC File # 1040-8

September 28, 2011

In response to your letter of above subject.

Not only the idea is hilarious but to think my Town Officials will even consider taking any action that will divert their mind and time of important issues we presently dealing with.

Gurleyville Road is anything else but Scenic, the definition of the word "pleasing Views of Natural Features"

Talking about Gurleyville Road I would like to inform The Town of a very dangerous area that has caused many accidents in the last 16 years and that location is the curve coming to 227 Gurleyville road. It is not a suggestion but a request to the Town to take action in securing the area to avoid future accidents that can cause death to drivers. There are no warnings or methods of slowing cars that are approaching this very dangerous curve.

My Stone wall has been hit 3 times, another time a car hit a parked car on my property and prior to my ownership a car actually hit the house. Last Nov. a Van with a mother and her 2 children almost got killed sliding on the icy curve. When I questioned the Trooper on his written report why he did not mention that there was no sand to secure the drivers, his reply was " the town can't be everywhere" so instead he wrote down speeding, how unfair.

I will be happy to attend the meeting on October 3<sup>rd</sup>.

Thank you

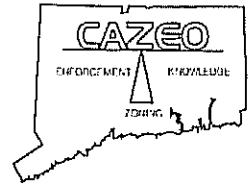


Ms. Fotini Martin

PAGE  
BREAK



# Town of Mansfield



CURT B. HIRSCH  
ZONING AGENT  
HIRSCHCB@MANSFIELDCT.ORG

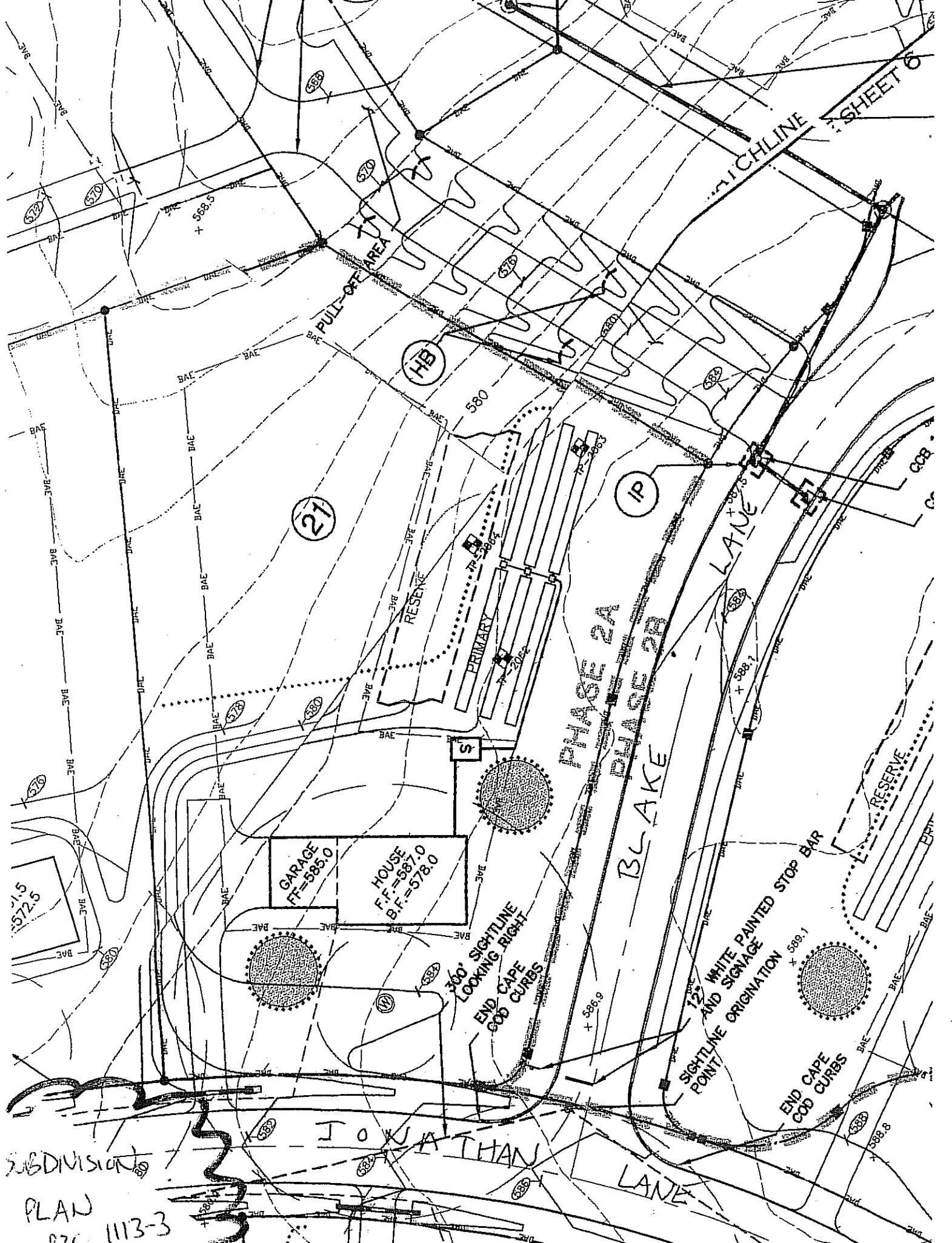
AUDREY P. BECK BUILDING  
4 SOUTH EAGLEVILLE ROAD  
MANSFIELD, CT 06268-2599  
(860) 429-3341

To: Planning & Zoning Commission  
From: Curt Hirsch, Zoning Agent *CBH*  
Date: September 22, 2011

Re: **Proposed revisions to BAE**  
**87 Jonathan Lane, PZC file # 1113-3**

I have received a request from Brian LeClair to revise the Building Area Envelope for Lot 21 of the Wild Rose Estates Subdivision, now 87 Jonathan Lane. A 12' x 16' storage shed was placed on the property without authorization of a zoning or building permit. The shed is located outside of the designated BAE and the property owner is requesting a revision to the building envelope rather than relocating the shed, for reasons stated in his application. As sometimes happens, this lot was developed substantially different from the proposed house/driveway layout depicted on the PZC-approved subdivision plans, which partially contributes to this request to revise the BAE. Both the subdivision plan and the existing site plan are provided in your packet. This situation is not subject to the setback exceptions available in Article VIII.B because the setback involves a front yard.

This is a situation where I am not comfortable making a recommendation without the benefit of a Commission field trip to the site. In my opinion, there is a practical, complying location for the shed and the request is one of convenience rather than necessity because it already exists. There are no wetlands within regulated areas. Mr. LeClair cannot be available for a regular PZC meeting until 10/24. I am recommending **that the PZC receive the 9/16/11 Request for Site Modification for a revision to the Building Area Envelope at 87 Jonathan Lane and schedule a field trip to the site as part of its review.**



SHEET 6

27

HB

IP

PHASE 2A  
PHASE 2B  
BLAKE

LANE

RESERVE

GARAGE  
F.F.=585.0

HOUSE  
F.F.=587.0  
B.F.=578.0

100' SIGHTLINE  
LOOKING RIGHT  
END CAPE  
C&D CURBS

12' WHITE PAINTED STOP BAR  
SIGHTLINE ORIGIN  
END CAPE  
C&D CURBS

SUBDIVISION

PLAN  
R3C 1113-3

IONA LANE

REQUEST FOR SITE/BUILDING MODIFICATIONS  
(see Article XI, Section D of the Mansfield Zoning Regulations)

APPLICANT/OWNER SECTION

- Owner(s) Brian LeClair Telephone 860-477-0307  
(please PRINT)  
Address 87 Jonathan Ln Town Mansfield Zip 06268
- Applicant(s) Brian LeClair Telephone 860-477-0307  
(please PRINT)  
Address 87 Jonathan Ln Town Mansfield Zip 06268
- Site Location Back yard Next to drive way.
- Reference any approved map(s) that would be superseded if this request is approved:  
See attached Foundation As-Built Plan - 12/22/06
- Reference any new map(s) submitted as part of this request:  
LOT 21, Proposed Revision of Building Area Envelope  
9-16-11
- Itemize and describe the modification(s) being requested, using separate sheet where necessary. The description must be adequate to determine compliance with all applicable land-use regulations:-

Request to revise the Building Area Envelope (BAE) per the inclosed plan for the following reasons: Where the Shed is currently located is the only flat area that is not directly on, directly next to or blocking the access to my leach field or Septic tank, or on or next to, or blocking the pipes that run to my Septic tank and Leach field. Also the current location is in close proximity to my driveway which allows me to be able to clear my driveway and walkway with my snow blower easily without having to trudge through snow up hill with the snow blower when it does snow. The Shed is located 17 feet from the road and does not pose a problem to town crews. I am requesting the BAE to be only 7 feet away from the property line. Also I store gasoline in the shed and believe if I move it closer

T. Biello

Applicant's signature

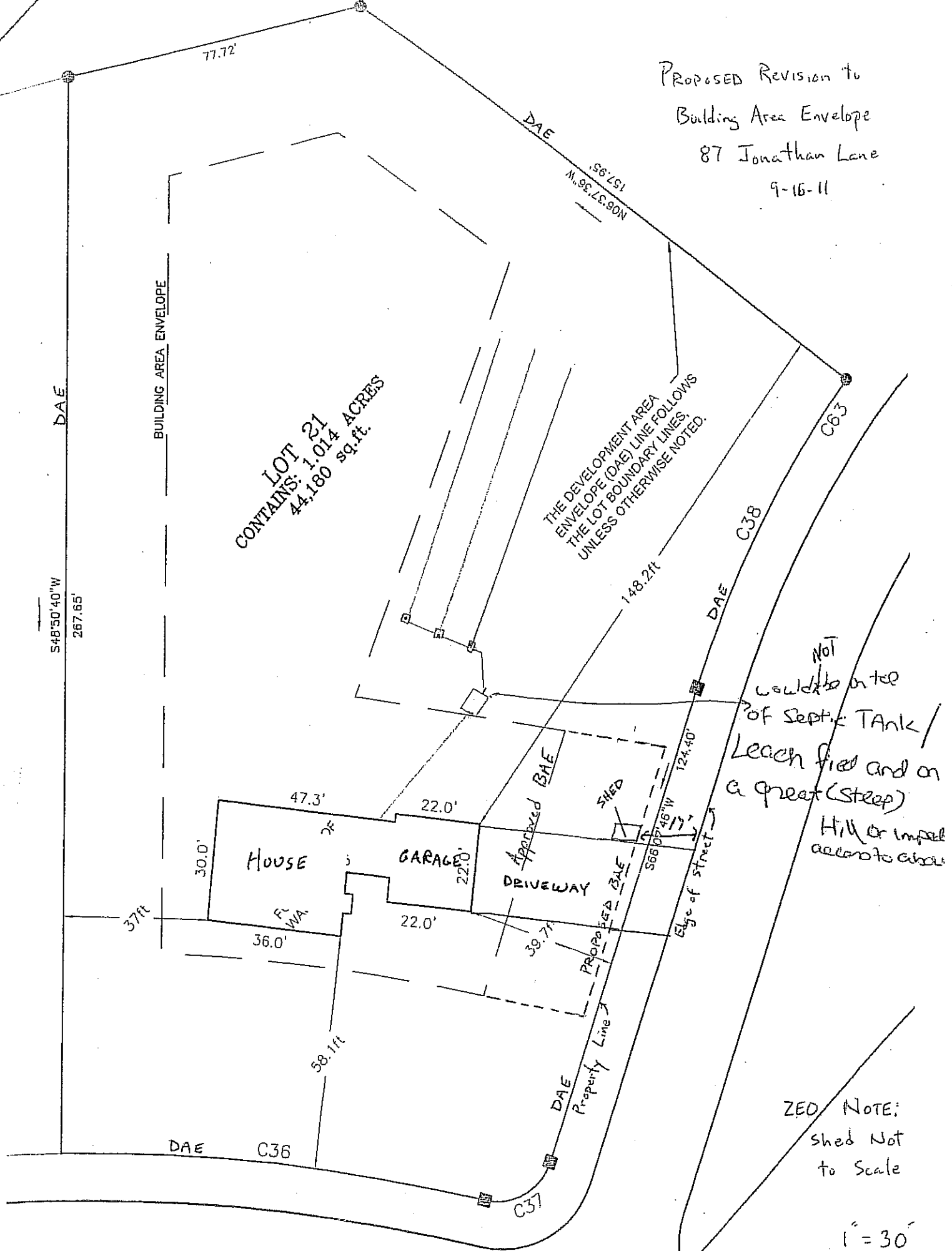
date

9/16/11

to the house it poses a greater fire risk to my house.

(over)

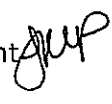
PROPOSED REVISION to  
Building Area Envelope  
87 Jonathan Lane  
9-16-11



**TOWN OF MANSFIELD**  
**OFFICE OF PLANNING AND DEVELOPMENT**

---

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Mansfield Planning and Zoning Commission  
From: Linda M. Painter, AICP, Director of Planning and Development   
Date: Wednesday, September 29, 2011  
Re: Request for modification, Listro subdivision, File #1296

On 3/21/11, the PZC approved the above referenced re-subdivision on Candide Lane and Stearns Road, which included dedication of a conservation easements on parcels A and B, each of which are currently developed with a single-family home. As described in the letter from attorney Jack Guarnaccia, the mortgage holder on those two lots will not accept the imposition of a conservation easement and as such will not execute the partial release of mortgage that is necessary to create the new lot. The applicants are requesting that the subdivision approval be modified to remove the conservation easement, and in exchange they have proposed to pay a fee in lieu of open space dedication.

To my knowledge, the Commission has previously not utilized this mechanism for open space dedications, even though it is specifically allowed in both the subdivision regulations and state statute. As such, I had no former action on which to base a recommendation for determining value of the fee other than Connecticut General Statutes 8-25, which provides the following guidance for calculating the fee in lieu of dedication:

"... Such payment or combination of payment and the fair market value of land transferred shall be equal to not more than ten per cent of the fair market value of the land to be subdivided prior to the approval of the subdivision. The fair market value shall be determined by an appraiser jointly selected by the commission and the applicant. . . "

As the purpose for this subdivision relates to the financial situation of the applicant, I began with an initial attempt to determine the maximum fee that we could charge under the statute by working with the Town Assessor. Based on the land value of the two existing lots in their current configuration (\$100,900 for 260 Stearns Road and \$85,400 for 12 Candide Lane), prior to the re-subdivision that would create the third lot, the maximum fee the Commission could charge would be \$18,630.<sup>1</sup> As the statutes only identify the maximum fee that can be charged in lieu of dedication, the Commission has the ability to charge anything less than the maximum.

---

<sup>1</sup> It should be noted that Mr. Guarnaccia has interpreted the term "land to be subdivided" to mean only the lot that is being created, and has applied the town's excess acreage value to come up with his fee estimate. I have conferred with the Town Attorney and he agrees that the correct interpretation of "land to be subdivided" is the two existing lots that are being resubdivided to create the third lot. As such, we used the land value contained in the Assessor's records to determine the fair market value prior to subdivision.

Given that the area for which the Commission would receive a fee in lieu of dedication is protected wetland and as such is undevelopable, a fee of \$18,630 would be excessive. As the Open Space Preservation Committee originally recommended that the conservation easement was appropriate to address the open space dedication requirements; the request for a fee in lieu of dedication was forwarded to them as well. At their meeting of September 27, 2011, the Committee concurred with my recommendation that the town accept a fee in lieu of dedication, and that given the nature and condition of the land within the original conservation easement, that the fee be no more than \$1,000 per acre of land contained within the conservation easement area that would be eliminated from the plans.

#### **Recommendation**

As noted above, I would recommend that the fee in lieu of dedication be based on the total size of the conservation easement area being eliminated and that the total fee not exceed \$1,000 per acre, which would result in a fee up to \$3,430.

That the Planning and Zoning Commission, pursuant to Section 13.6 of the Subdivision Regulations, modify the approval of the Listro Subdivision to eliminate the conservation easement on Parcels A and B and accept a fee in lieu of dedication in the amount of \$ \_\_\_\_\_ to be paid to the Town at the time Lot 1 is sold. This requirement shall be filed on the Land Records.



12 Candide Lane  
Mansfield, CT 06268-2704

September 27, 2011

Planning and Zoning Commission  
Town of Mansfield  
4 North Eagleville Road  
Storrs, CT 06268

Attn: Linda Painter, Director of Planning and Development

Re: Listro Resubdivision (PZC File#1296)  
Candide Lane and Stearns Road

Dear Commissioners,

We hereby respectfully request that the Planning and Zoning Commission entertain an application to modify your approval of our Re-subdivision approval which was granted by the PZC on March 21, 2011.

Specifically: We are requesting that the approval be modified to remove the requirement of the Conservation Easements be provided and we offer to pay a fee in lieu of open space dedication in accordance with Section 13.6 of the Mansfield Subdivision Regulations and Section 8-25 of the General Statutes of the State of Connecticut.

Reason: The mortgage holder on our 2 lots will not accept the imposition of the Conservation Easements on our remaining land holdings as was part approval granted by the Commission

Our Legal Counsel, Attorney Jack Guarnaccia, and our Land Surveyor, Joseph H. Boucher of Towne Engineering have had extensive discussions with the Director of Planning and Development, Linda Painter since mid August regarding this issue. Time is now of essence, based on the date of approval and publishing and the filing extension that the PZC graciously granted the last day to file this approved subdivision is October 27, 2011.

You should note that in the history of our properties John Listro (father) conveyed Suzanne Listro (Listro), for no consideration, her lot out of the 1998 re-subdivision which created her lot. This important due to the terms of Section 8-25 of the Connecticut General Statutes which relieves of conveyances between family members for no consideration of the open space requirements.

Proposal: We are offering to pay a fee in lieu of open space dedication at 10% of the predevelopment value of the land in accordance with the limits set in Section 8-25 of the Connecticut General Statutes.

Lot #1 Area:	3.11 Acres
Pre-subdivision land value per Mansfield Assessor's office:	\$4500.00 per acre
Total pre-subdivision value: 3.11 acres X \$4500.00/ac. =	\$13,995.00
10% of pre-subdivision value: \$13,995.00 X 10% =	\$1,399.50

We would further request that you condition the motion to accept the fee in lieu of open space to have the fee payable at the time of sale of the lot.

If you have questions please contact either my Legal Counsel in this matter, Attorney Jack Guarnaccia (860-423-6308) or Joseph H. Boucher, M.S., L.S. of Towne Engineering, Inc. at your earliest convenience. Thank you in advance for your anticipated cooperation with the request.

Very Truly Yours,

John Listro and Suzanne Listro

By: 

Giacomo J. Guarnaccia, Jr.  
Their Attorney

RECEIPT OF APPLICATION FOR A SPECIAL PERMIT:

\_\_\_\_\_, move and \_\_\_\_\_ seconds to receive the

**Special Permit** application (file # **937-5**)

submitted by **Natchaug Hospital**

for **a building replacement and expansion**

on property located **173/180 Storrs Road**

as shown on plans dated **8/16/2011**

as shown and described in application submissions, and to refer said application to staff and committees, for review and comments and to set a **Public Hearing for 11-7-11.**

PAGE  
BREAK

**SPECIAL PERMIT APPLICATION**  
(see Article V, Section B of the Zoning Regulations)

Mansfield Planning and Zoning Commission

File # 937-5  
Date 9-29-11

1. Name of development (where applicable) Natchaug Hospital Inc.
2. Proposed use of the property is building replacement and expansion  
in accordance with Sec.(s) \_\_\_\_\_ of Article VII (Permitted Use provisions) of the Zoning Regulations
3. Address/location of subject property 173 Storrs Road  
Assessor's Map 34 Block 105 Lot(s) 2 Vol. 167 Page 12
4. Zone of subject property PB1 Acreage of subject property 7.19
5. Acreage of adjacent land in same ownership (if any) N/A
6. APPLICANT Natchaug Hospital Inc.  
(please PRINT)  
Street Address 189 Storrs Road Telephone 860-456-1311 Signature \_\_\_\_\_  
Town Mansfield Center, CT Zip Code 06250  
Interest in property: Owner X Optionee \_\_\_\_\_ Lessee \_\_\_\_\_ Other \_\_\_\_\_  
(If "Other", please explain) \_\_\_\_\_
7. OWNER OF RECORD: same as applicant E. M. Lopez  
(please PRINT) Signature  
(OR attached Purchase Contract \_\_\_\_\_ OR attached letter consenting to application \_\_\_\_\_)  
Street Address \_\_\_\_\_ Telephone \_\_\_\_\_  
Town \_\_\_\_\_ Zip Code \_\_\_\_\_
8. AGENTS (if any) representing the applicant who may be directly contacted regarding this application:  
Name Datum Engineering & Surveying, LLC Telephone 860-456-1357  
Address 132 Conantville Road, Mansfield Center, CT Zip Code 06250  
Involvement (legal, engineering, surveying, etc.) surveying  
Name Civil Engineering Services, LLC Telephone 860-742-0364  
Address 203 Boston Hill Road, Andover, CT Zip Code 06232  
Involvement (legal, engineering, surveying, etc.) engineering

(over)

9. The following items have been submitted as part of this application:

- X Application fee in the amount of \$ 1560. — CK# 9367
- X Statement of Use further describing the nature and intensity of the proposed use, the extent of proposed site improvements and other important aspects of the proposal. To assist the Commission with its review, applicants are encouraged to be as detailed as possible and to include information justifying the proposed special permit with respect to the approval criteria contained or referenced in Article V, Section B.5.
- X Site plan (6 copies) as per Article V, Section B.3.d
- X Site plan checklist including any waiver requests
- N/A Sanitation report as per Article V, Section B.3.e
- X Acknowledgement that certified notice will be sent to neighboring property-owners, as per the provisions of Article V, Section B.3.c (use Neighborhood Notification Form).
- X As applicable for projects within the watershed of the Willimantic Reservoir, acknowledgement that certified notice will be sent to the Windham Water Works, as per the provisions of Article III, Section I.
- X As applicable for projects within State designated aquifer protection areas, acknowledgment that the Commissioner of Public Health will be notified as per the provisions of Article III, Section I. The State Department of Public Health's on line form ([www.dph.state.ct.us/BRS/Water/Source\\_Protection/PA0653.htm](http://www.dph.state.ct.us/BRS/Water/Source_Protection/PA0653.htm)) shall be used with a copy of the submittal delivered to the Planning Office.
- X Other information (see Article V, Section B.3.g). Please list items submitted (if any):  
drainage calculations, floor plans, exterior elevations and lighting details

10. ALL APPLICATIONS, INCLUDING MAPS AND OTHER SUBMISSIONS, MUST COMPLY WITH ALL APPLICABLE SECTIONS OF THE ZONING REGULATIONS, INCLUDING, BUT NOT LIMITED TO:

- Art. X, Sec. E, Flood Hazard Areas, Areas Subject to Flooding
- Art. V, Sec. B, Special Permit Requirements (includes procedure, application requirements, approval criteria, additional conditions and safeguards, conditions of approval, violations of approval, and revisions)
- Art. VI, Sec. A, Prohibited Uses
- Art. VI, Sec. B, Performance Standards
- Art. VI, Sec. C, Bonding
- Art. VII, Permitted Uses
- Art. VIII, Dimensional Requirements/Floor Area Requirements
- Art. X, Sec. A, Special Regulations for Designed Development Districts
- Art. X, Sec. C, Signs
- Art. X, Sec. D, Parking and Loading
- Art. X, Sec. H, Regulations regarding filling and removal of materials
- Art. X, Sec. S, Architectural and Design Standards

# NATCHAUG HOSPITAL, INC.

BUILDING REPLACEMENT & EXPANSION

173 STORRS ROAD

MANSFIELD CENTER, CONNECTICUT

## OVERVIEW

The proposed project entails removal of an existing office building and its associated driveways and sidewalks, and replacement of the building with a significantly larger facility and paved parking area to be used for maintenance operations and deliveries. The new building will be located in roughly the same location as the current building, on the west side of Storrs Road (Route 195) at the southern end of the Natchaug Hospital property.

## SITE LOCATION

The site of the proposed development is at the south end of the existing Natchaug Hospital on the west side of Storrs Road (Route 195) in Mansfield Center, CT. The parcel is bounded by other land of the hospital to the north and the west, by a paved parking area serving a small "strip mall" to the south, and Route 195 on the east.

The area is zoned Planned Business 1 and most of the areas surrounding the subject parcel are currently in use as retail, or small commercial sites, or the existing hospital. There is no proposed change in use.

## GEOGRAPHY

The subject site is located on a gentle slope which runs west to east; with overland water flows running to the drainage along Route 195, and groundwater moving generally to the Natchaug River.

The soils in the area are defined by both the Tolland County Soil Survey (issued 1966) and the National Cooperative Soil Survey from the Natural Resources Conservation Service as Merrimac fine sandy loam on 3-8% slopes. These soils are well-drained, moderately permeable soils, with expected permabilities in the substratum to be in excess of 6 inches per hour.

## EXISTING CONDITIONS

The area of proposed work currently contains a small office building along with a paved driveway and some wide paved sidewalks. The remainder of the area is lightly wooded lawn.

The areas immediately uphill of the proposed work are already paved and storm drainage is installed. Because of that, the areas we need consider for stormwater management are confined to the immediate areas of proposed development.

## PROPOSED CONDITIONS

The proposed development will consist of one new building of about 4,040 square feet (SF) and about 6400 SF of parking. Bituminous concrete paving is proposed for all parking and driveway applications and “unimproved” areas will be appropriately landscaped.

The developed, or “improved” area of the parcel will be increased from about 0.1 acre to about 1.38 acres, thereby increasing the impervious fraction of the parcel. An on-site underground stormwater detention system has been proposed to address the increase in stormwater run-off that would accompany such a change. The small amount of discharge that will be allowed from the site will discharge be directed into an existing catch basin within the State of Connecticut right-of-way for Route 195.

## HYDROLOGY

The point of interest in our consideration of pre- versus post-development conditions is the impact on the drainage along Route 195, and specifically at the point of the existing catch basin into which our storage system will discharge.

Because the proposed development is both relatively small, and located near the hydrological point of interest, the proposed development has virtually no impact on time of concentration.

We used the Hydraflow Storm Sewer Extension program to model existing and proposed storm conditions and to analyze capacity for the 10-year, 25-year, and 50-year storm events. In both the existing and the proposed conditions, we assumed the culverts along Route 195 were operating in a surcharged condition (the hydraulic grade line (HGL) above the crown of the pipe), so that no increase in offsite discharge would be acceptable.

Assuming the present system was at capacity, we utilized the Hydraflow Hydrographs Extension program to design an on-site stormwater retention / detention system. Hydrographs were prepared utilizing a “Modified Rational Method” in the TR-55 stormwater program. Hydrographs for “developed conditions” and “pre-developed



conditions” were compared for development of target release values which were then used to design the size and outlet configuration for the retention / detention structure.

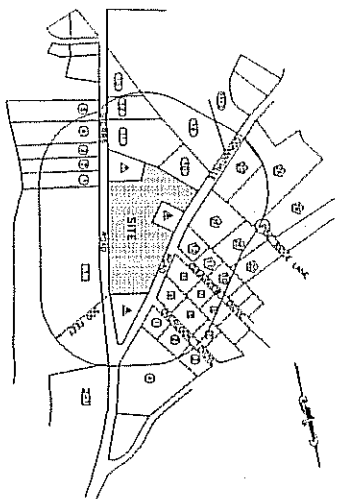
The on-site system will be constructed of three 20-foot long segments of 12” high HDPE infiltrators, underlain by 6” of clean stone, and will have a controlled outlet that will discharge to the catch basin in the Route 195 system.

A comparison of calculated pre-development and post-development stormwater flows from the subject site into catch basin are as follows:

STORM EVENT	EXISTING COND.	DEVELOPED COND.	AFTER DETENTION
2-YR	0.54 cfs	0.94 cfs	0.42 cfs
10-YR	0.73 cfs	1.28 cfs	0.64 cfs
25-YR	0.84 cfs	1.48 cfs	0.82 cfs
50-YR	0.93 cfs	1.63 cfs	0.96 cfs

Drainage area delineations and an analysis of existing conditions are presented in Appendix A. Drainage area delineations, comparative hydrographs, and a comprehensive detention basin “Pond Report” are contained in Appendix B. NRCS Web Soils Survey is included in Appendix C.





SPECIAL PERMIT APPLICATION  
TO THE TOWN OF MANSFIELD  
PLANNING & ZONING COMMISSION

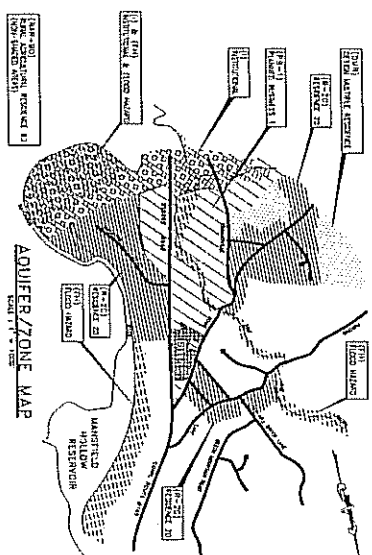
## NATCHAUG HOSPITAL

173 & 189 STORRS ROAD  
MANSFIELD, CONNECTICUT 06250

APPLICANT/DEVELOPER  
NATCHAUG HOSPITAL, INC.

PREPARED BY  
DATUM ENGINEERING & SURVEYING, LLC  
152 CONANTVILLE ROAD  
MANSFIELD CENTER, CONNECTICUT 06250

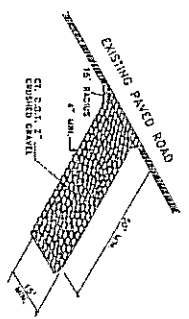
JOHN ALEXOPOULOS, LANDSCAPE ARCHITECT  
CONNECTICUT LICENSE NUMBER 550



<u>CONTENTS</u>	
SHEET 1 OF 6	COVER SHEET
SHEET 2 OF 6	BOUNDARY SURVEY
SHEET 3 OF 6	SITE PLAN
SHEET 4 OF 6	E & S PLAN
SHEET 5 OF 6	DETAIL SHEET
SHEET 6 OF 6	LANDSCAPE PLAN





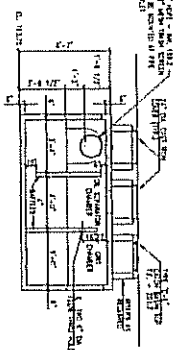
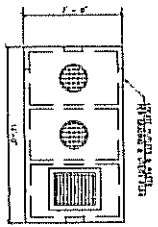


**DATA**

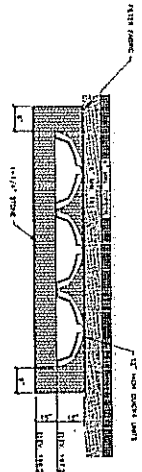
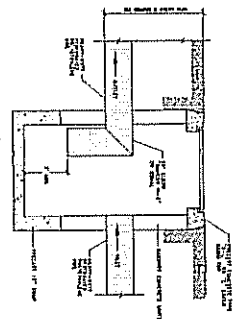
**ENGINEERING & SURVEYING, LTD.**

132 CONANTVILLE ROAD  
HANSHED CENTER, CT 06350  
TEL (483) 65-1247 FAX (483) 65-1842

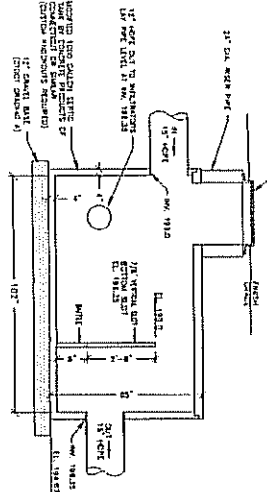
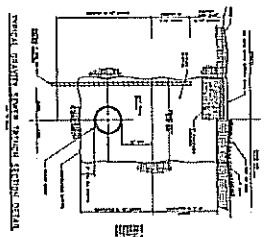
ENGINEERED BY: DRAWING NO: 100-21088



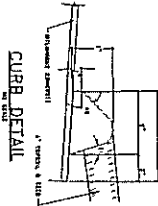
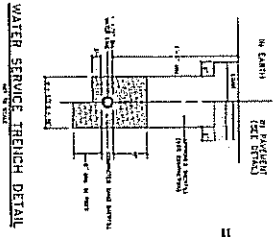
SEPARATOR STRUCTURE  
NOT TO SCALE



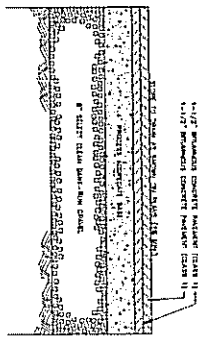
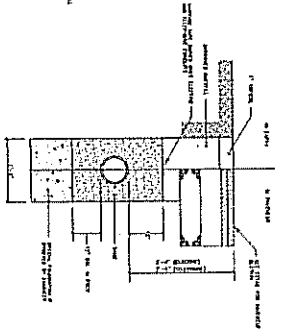
STORMWATER INFILTRATION DETAIL  
NOT TO SCALE



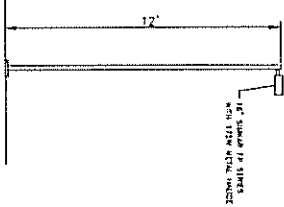
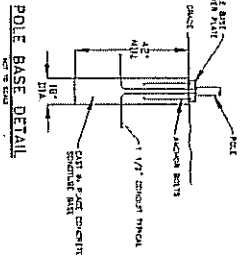
STORM WATER CONTROL STRUCTURE  
NOT TO SCALE



CURB DETAIL  
NOT TO SCALE



PAVEMENT DETAIL  
NOT TO SCALE



POLE BASE DETAIL  
NOT TO SCALE

POLE LIGHT DETAIL  
NOT TO SCALE

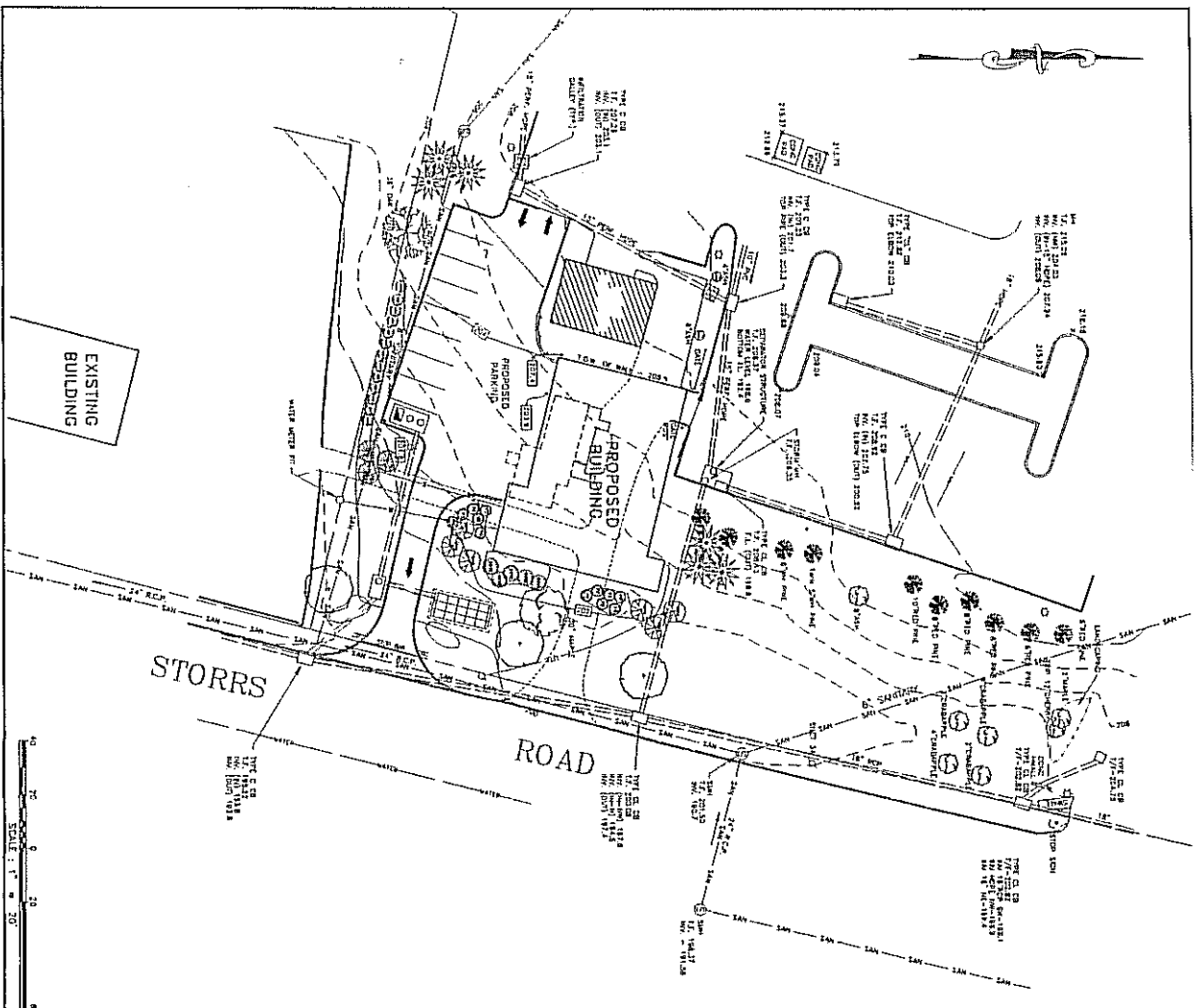
# DETAIL PLAN

PREPARED FOR  
**NATCHAUG HOSPITAL, INC.**  
173 STORRS ROAD  
MANSFIELD CENTER, CONNECTICUT 06250  
DATE: AUGUST 16, 2011

SHEET E OF 6

PROVISIONAL DESIGN AS ISSUED BY THE BUREAU OF CONSTRUCTION  
DEPARTMENT OF CONSTRUCTION  
STATE OF CONNECTICUT, P.O. BOX 11000

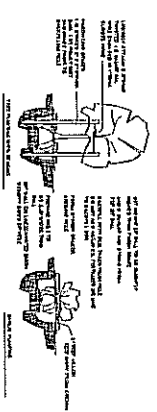
**D A T U M**  
ENGINEERING & SURVEYING, LLC  
138 CONANTVILLE ROAD  
MANSFIELD CENTER, CT 06250  
TEL: (860) 456-1157 FAX: (860) 456-1149  
JAN 06, 2013



PLANTING SCHEDULE

Symbol	Plant Scientific Name	Size	Quantity
1	RED BUDGEE / CLEMATIS 400' WIDE	1' WIDE - 7' CAL.	3
2	RED BUDGEE / CLEMATIS 400' WIDE	1' WIDE - 7' CAL.	3
3	RED BUDGEE / CLEMATIS 400' WIDE	1' WIDE - 7' CAL.	3
4	RED BUDGEE / CLEMATIS 400' WIDE	1' WIDE - 7' CAL.	3
5	RED BUDGEE / CLEMATIS 400' WIDE	1' WIDE - 7' CAL.	3
6	RED BUDGEE / CLEMATIS 400' WIDE	1' WIDE - 7' CAL.	3
7	RED BUDGEE / CLEMATIS 400' WIDE	1' WIDE - 7' CAL.	3
8	RED BUDGEE / CLEMATIS 400' WIDE	1' WIDE - 7' CAL.	3
9	RED BUDGEE / CLEMATIS 400' WIDE	1' WIDE - 7' CAL.	3
10	RED BUDGEE / CLEMATIS 400' WIDE	1' WIDE - 7' CAL.	3
11	RED BUDGEE / CLEMATIS 400' WIDE	1' WIDE - 7' CAL.	3
12	RED BUDGEE / CLEMATIS 400' WIDE	1' WIDE - 7' CAL.	3
13	RED BUDGEE / CLEMATIS 400' WIDE	1' WIDE - 7' CAL.	3

NOTE: ALL AREAS TO BE PLANTED SHALL BE PLANTED WITHIN 100' OF THE EXISTING BUILDING. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NACHAUG HOSPITAL, INC. PLANTING SCHEDULE.



LANDSCAPE PLAN  
PREPARED FOR  
**NATCHAUG HOSPITAL, INC.**  
173 STORRS ROAD  
MANFIELD CENTER, CONNECTICUT 06250  
SCALE: 1" = 20'  
DATE: AUGUST 16, 2011  
SHEET 6 OF 8

LANDSCAPE ARCHITECT  
J. ALEXANDER, LAND. ARCH.  
OF U.C. NO. 350

**ENGINEERING & SURVEYING, LLC**  
100 CONANTVILLE ROAD  
MANFIELD CENTER, CT 06250  
TEL: (860) 441-1141  
FAX: (860) 441-1142  
JULY 19, 2011

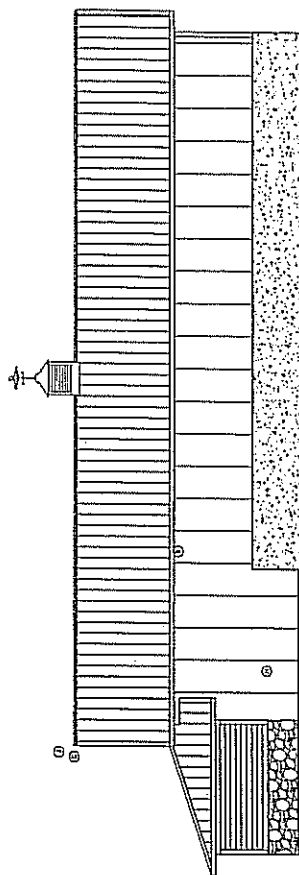




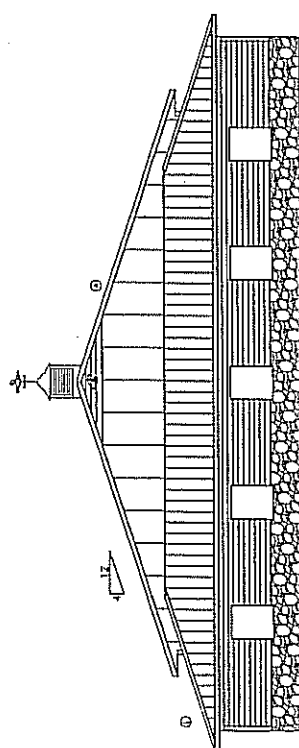
## BUILDING COLORS

[illegible][illegible]

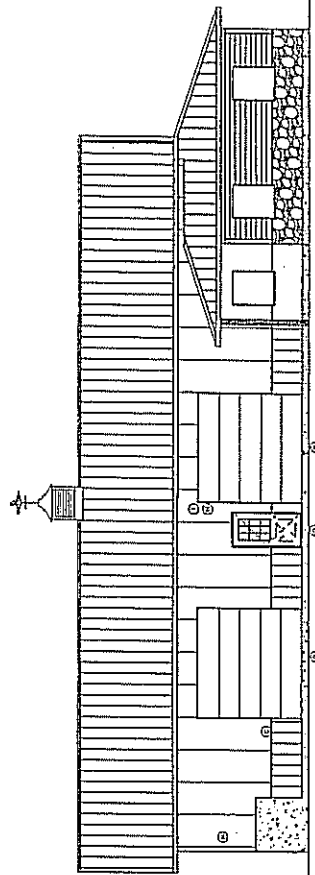
**SIDEWALL 2 ELEVATION**



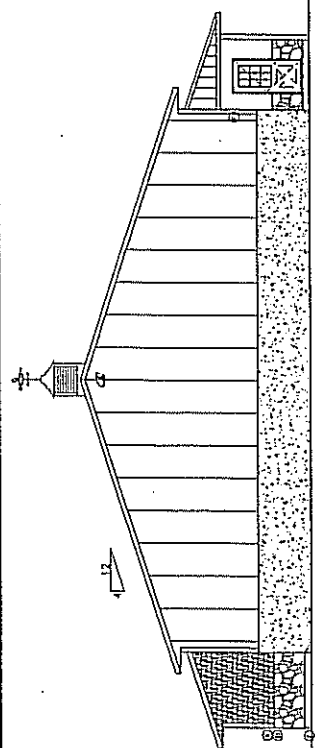
**ENDWALL 2 ELEVATION**



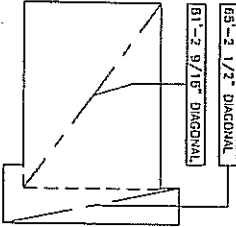
**B2** SIDEWALL ↑ ELEVATION



**ENDWALL 1 ELEVATION**  
WTP-1-E



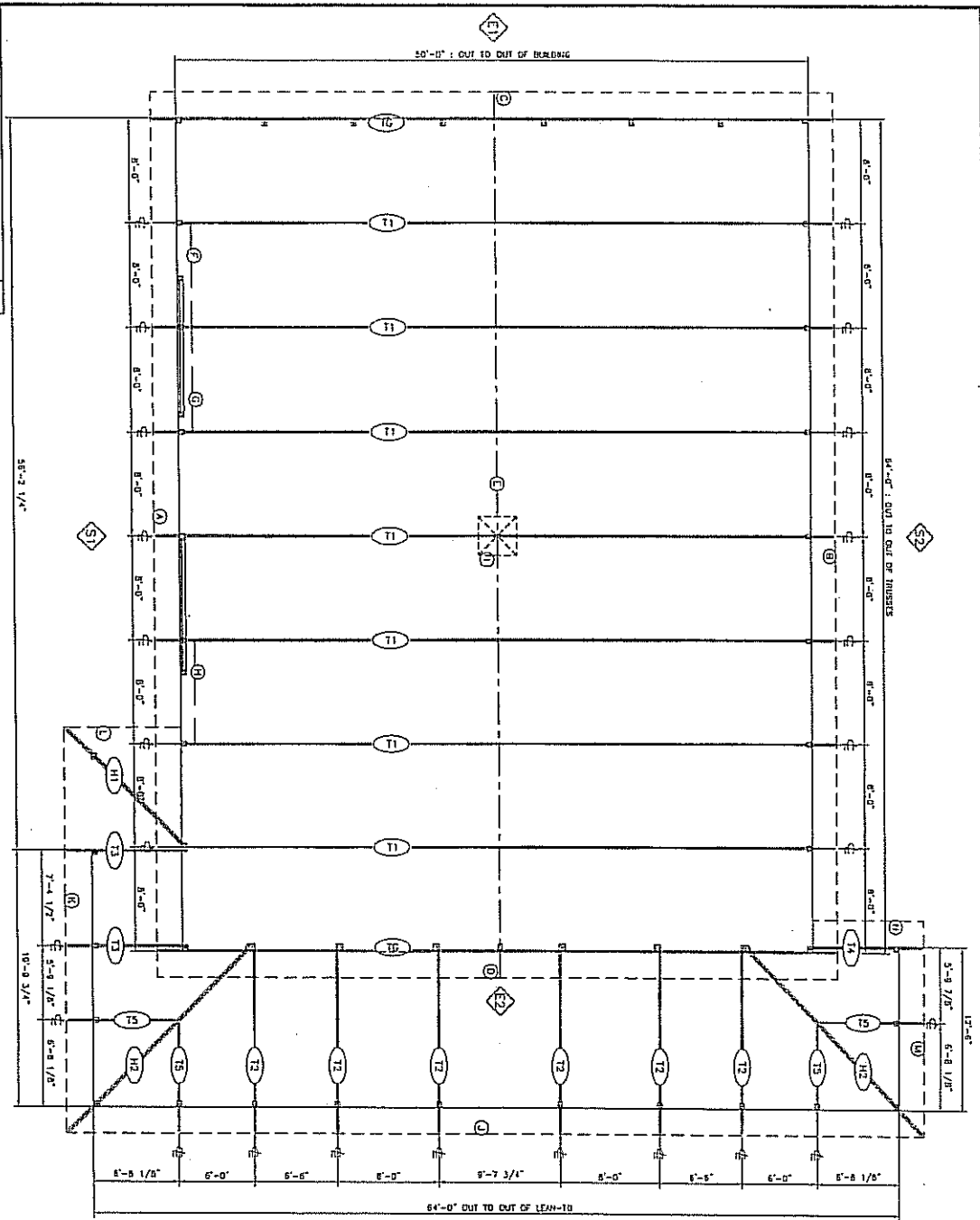




AT313443

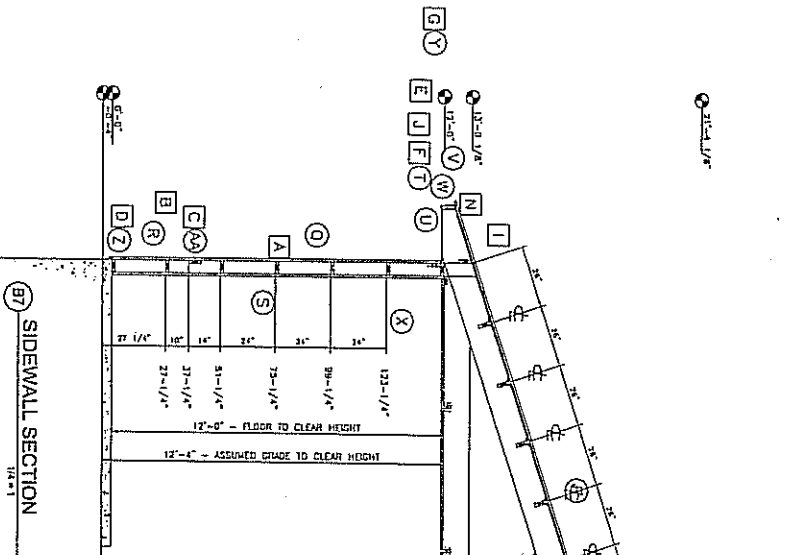
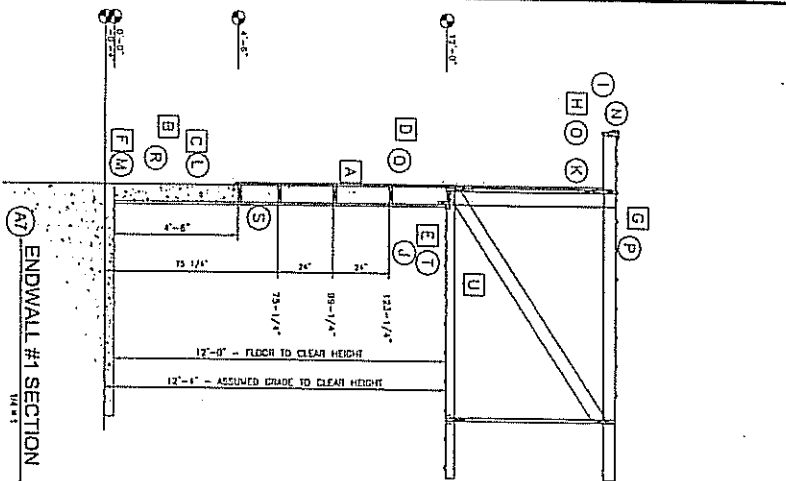
1/2" = 1'-0"

1/2" = 1'-0"



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	120.00	12000.00
2	STEEL	100	LB	0.50	50.00
3	BRICK	100	SQ YD	100.00	10000.00
4	PAINT	100	GA	1.00	100.00
5	ROOFING	100	SQ YD	100.00	10000.00
6	MECHANICAL	100	HR	100.00	10000.00
7	ELECTRICAL	100	HR	100.00	10000.00
8	PLUMBING	100	HR	100.00	10000.00
9	INSULATION	100	SQ YD	100.00	10000.00
10	GLASS	100	SQ YD	100.00	10000.00
11	DOORS	100	EA	100.00	10000.00
12	WINDOWS	100	EA	100.00	10000.00
13	CEILING	100	SQ YD	100.00	10000.00
14	FLOORING	100	SQ YD	100.00	10000.00
15	LANDSCAPE	100	SQ YD	100.00	10000.00
16	UTILITIES	100	HR	100.00	10000.00
17	DEMOLITION	100	HR	100.00	10000.00
18	FOUNDATION	100	CU YD	100.00	10000.00
19	ROOF STRUCTURE	100	CU YD	100.00	10000.00
20	WALL STRUCTURE	100	CU YD	100.00	10000.00
21	FLOOR STRUCTURE	100	CU YD	100.00	10000.00
22	MECHANICAL EQUIPMENT	100	HR	100.00	10000.00
23	ELECTRICAL EQUIPMENT	100	HR	100.00	10000.00
24	PLUMBING EQUIPMENT	100	HR	100.00	10000.00
25	INSULATION MATERIAL	100	SQ YD	100.00	10000.00
26	GLASS MATERIAL	100	SQ YD	100.00	10000.00
27	DOOR MATERIAL	100	EA	100.00	10000.00
28	WINDOW MATERIAL	100	EA	100.00	10000.00
29	CEILING MATERIAL	100	SQ YD	100.00	10000.00
30	FLOORING MATERIAL	100	SQ YD	100.00	10000.00
31	LANDSCAPE MATERIAL	100	SQ YD	100.00	10000.00
32	UTILITIES MATERIAL	100	HR	100.00	10000.00
33	DEMOLITION MATERIAL	100	HR	100.00	10000.00
34	FOUNDATION MATERIAL	100	CU YD	100.00	10000.00
35	ROOF STRUCTURE MATERIAL	100	CU YD	100.00	10000.00
36	WALL STRUCTURE MATERIAL	100	CU YD	100.00	10000.00
37	FLOOR STRUCTURE MATERIAL	100	CU YD	100.00	10000.00
38	MECHANICAL EQUIPMENT MATERIAL	100	HR	100.00	10000.00
39	ELECTRICAL EQUIPMENT MATERIAL	100	HR	100.00	10000.00
40	PLUMBING EQUIPMENT MATERIAL	100	HR	100.00	10000.00
41	INSULATION MATERIAL	100	SQ YD	100.00	10000.00
42	GLASS MATERIAL	100	SQ YD	100.00	10000.00
43	DOOR MATERIAL	100	EA	100.00	10000.00
44	WINDOW MATERIAL	100	EA	100.00	10000.00
45	CEILING MATERIAL	100	SQ YD	100.00	10000.00
46	FLOORING MATERIAL	100	SQ YD	100.00	10000.00
47	LANDSCAPE MATERIAL	100	SQ YD	100.00	10000.00
48	UTILITIES MATERIAL	100	HR	100.00	10000.00
49	DEMOLITION MATERIAL	100	HR	100.00	10000.00
50	FOUNDATION MATERIAL	100	CU YD	100.00	10000.00
51	ROOF STRUCTURE MATERIAL	100	CU YD	100.00	10000.00
52	WALL STRUCTURE MATERIAL	100	CU YD	100.00	10000.00
53	FLOOR STRUCTURE MATERIAL	100	CU YD	100.00	10000.00
54	MECHANICAL EQUIPMENT MATERIAL	100	HR	100.00	10000.00
55	ELECTRICAL EQUIPMENT MATERIAL	100	HR	100.00	10000.00
56	PLUMBING EQUIPMENT MATERIAL	100	HR	100.00	10000.00
57	INSULATION MATERIAL	100	SQ YD	100.00	10000.00
58	GLASS MATERIAL	100	SQ YD	100.00	10000.00
59	DOOR MATERIAL	100	EA	100.00	10000.00
60	WINDOW MATERIAL	100	EA	100.00	10000.00
61	CEILING MATERIAL	100	SQ YD	100.00	10000.00
62	FLOORING MATERIAL	100	SQ YD	100.00	10000.00
63	LANDSCAPE MATERIAL	100	SQ YD	100.00	10000.00
64	UTILITIES MATERIAL	100	HR	100.00	10000.00
65	DEMOLITION MATERIAL	100	HR	100.00	10000.00
66	FOUNDATION MATERIAL	100	CU YD	100.00	10000.00
67	ROOF STRUCTURE MATERIAL	100	CU YD	100.00	10000.00
68	WALL STRUCTURE MATERIAL	100	CU YD	100.00	10000.00
69	FLOOR STRUCTURE MATERIAL	100	CU YD	100.00	10000.00
70	MECHANICAL EQUIPMENT MATERIAL	100	HR	100.00	10000.00
71	ELECTRICAL EQUIPMENT MATERIAL	100	HR	100.00	10000.00
72	PLUMBING EQUIPMENT MATERIAL	100	HR	100.00	10000.00
73	INSULATION MATERIAL	100	SQ YD	100.00	10000.00
74	GLASS MATERIAL	100	SQ YD	100.00	10000.00
75	DOOR MATERIAL	100	EA	100.00	10000.00
76	WINDOW MATERIAL	100	EA	100.00	10000.00
77	CEILING MATERIAL	100	SQ YD	100.00	10000.00
78	FLOORING MATERIAL	100	SQ YD	100.00	10000.00
79	LANDSCAPE MATERIAL	100	SQ YD	100.00	10000.00
80	UTILITIES MATERIAL	100	HR	100.00	10000.00
81	DEMOLITION MATERIAL	100	HR	100.00	10000.00
82	FOUNDATION MATERIAL	100	CU YD	100.00	10000.00
83	ROOF STRUCTURE MATERIAL	100	CU YD	100.00	10000.00
84	WALL STRUCTURE MATERIAL	100	CU YD	100.00	10000.00
85	FLOOR STRUCTURE MATERIAL	100	CU YD	100.00	10000.00
86	MECHANICAL EQUIPMENT MATERIAL	100	HR	100.00	10000.00
87	ELECTRICAL EQUIPMENT MATERIAL	100	HR	100.00	10000.00
88	PLUMBING EQUIPMENT MATERIAL	100	HR	100.00	10000.00
89	INSULATION MATERIAL	100	SQ YD	100.00	10000.00
90	GLASS MATERIAL	100	SQ YD	100.00	10000.00
91	DOOR MATERIAL	100	EA	100.00	10000.00
92	WINDOW MATERIAL	100	EA	100.00	10000.00
93	CEILING MATERIAL	100	SQ YD	100.00	10000.00
94	FLOORING MATERIAL	100	SQ YD	100.00	10000.00
95	LANDSCAPE MATERIAL	100	SQ YD	100.00	10000.00
96	UTILITIES MATERIAL	100	HR	100.00	10000.00
97	DEMOLITION MATERIAL	100	HR	100.00	10000.00
98	FOUNDATION MATERIAL	100	CU YD	100.00	10000.00
99	ROOF STRUCTURE MATERIAL	100	CU YD	100.00	10000.00
100	WALL STRUCTURE MATERIAL	100	CU YD	100.00	10000.00

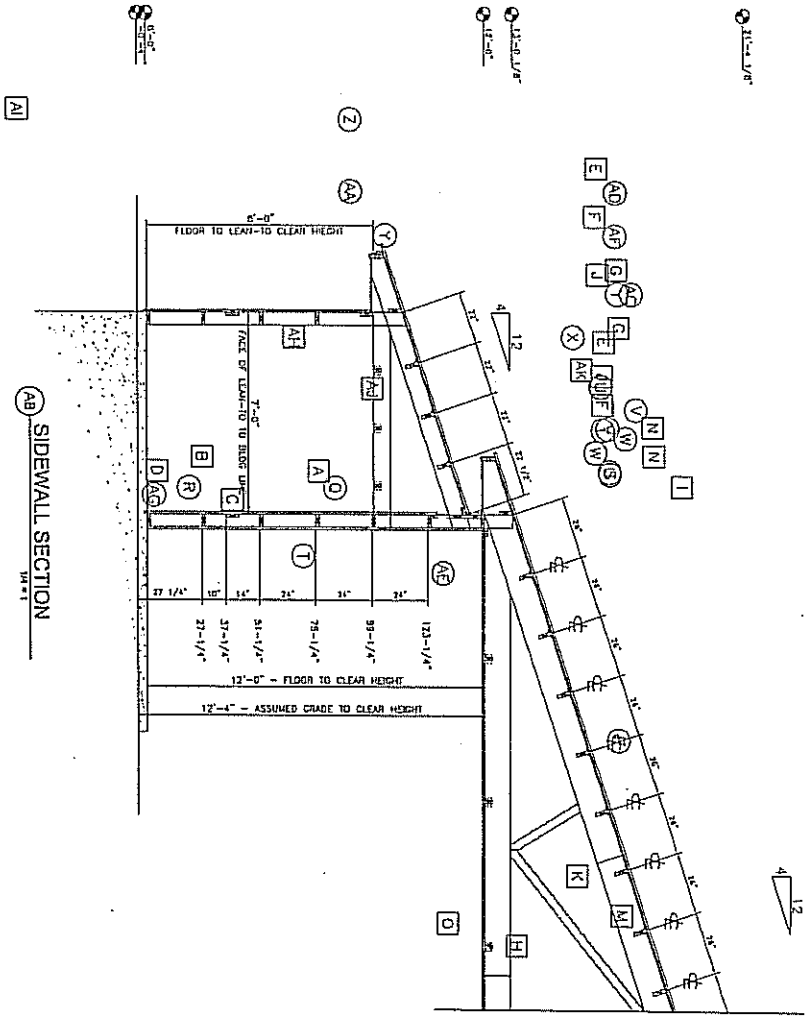
<p><b>LESTER BUILDINGS</b> LESTER PRINCE, MI 800-828-4433, FAX 800-828-4433 CHARLESTON, IL 800-828-4433, FAX 800-828-4433 CLEARBROOK, VA 800-828-4433, FAX 800-828-4433</p>	<p><b>DEALER</b> ROSE CONSTRUCTION 348 ORCHARD HILL ROAD POWREY CENTER, CT 06259</p>	<p><b>CUSTOMER</b> MIKE STOKHARZ 189 STORRS ROAD MANFIELD CENTER, CT 06250</p>	<p><b>JOB DESCRIPTION</b> 50' X 64' X 12' UNFRAME-B LEAN-TO ATTACHED</p>	<p>DATE: 9/25/2011</p>
	<p>DRWG NO. 5375</p>			<p>JOB NUMBER</p>
	<p>REV NO.</p>			<p>313443</p>



**SIDE SECTION SCHEDULE**

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE MASONRY	248	CU
2	CONCRETE MASONRY	248	CU
3	CONCRETE MASONRY	248	CU
4	CONCRETE MASONRY	248	CU
5	CONCRETE MASONRY	248	CU
6	CONCRETE MASONRY	248	CU
7	CONCRETE MASONRY	248	CU
8	CONCRETE MASONRY	248	CU
9	CONCRETE MASONRY	248	CU
10	CONCRETE MASONRY	248	CU
11	CONCRETE MASONRY	248	CU
12	CONCRETE MASONRY	248	CU
13	CONCRETE MASONRY	248	CU
14	CONCRETE MASONRY	248	CU
15	CONCRETE MASONRY	248	CU
16	CONCRETE MASONRY	248	CU
17	CONCRETE MASONRY	248	CU
18	CONCRETE MASONRY	248	CU
19	CONCRETE MASONRY	248	CU
20	CONCRETE MASONRY	248	CU
21	CONCRETE MASONRY	248	CU
22	CONCRETE MASONRY	248	CU
23	CONCRETE MASONRY	248	CU
24	CONCRETE MASONRY	248	CU
25	CONCRETE MASONRY	248	CU
26	CONCRETE MASONRY	248	CU
27	CONCRETE MASONRY	248	CU
28	CONCRETE MASONRY	248	CU
29	CONCRETE MASONRY	248	CU
30	CONCRETE MASONRY	248	CU
31	CONCRETE MASONRY	248	CU
32	CONCRETE MASONRY	248	CU
33	CONCRETE MASONRY	248	CU
34	CONCRETE MASONRY	248	CU
35	CONCRETE MASONRY	248	CU
36	CONCRETE MASONRY	248	CU
37	CONCRETE MASONRY	248	CU
38	CONCRETE MASONRY	248	CU
39	CONCRETE MASONRY	248	CU
40	CONCRETE MASONRY	248	CU
41	CONCRETE MASONRY	248	CU
42	CONCRETE MASONRY	248	CU
43	CONCRETE MASONRY	248	CU
44	CONCRETE MASONRY	248	CU
45	CONCRETE MASONRY	248	CU
46	CONCRETE MASONRY	248	CU
47	CONCRETE MASONRY	248	CU
48	CONCRETE MASONRY	248	CU
49	CONCRETE MASONRY	248	CU
50	CONCRETE MASONRY	248	CU
51	CONCRETE MASONRY	248	CU
52	CONCRETE MASONRY	248	CU
53	CONCRETE MASONRY	248	CU
54	CONCRETE MASONRY	248	CU
55	CONCRETE MASONRY	248	CU
56	CONCRETE MASONRY	248	CU
57	CONCRETE MASONRY	248	CU
58	CONCRETE MASONRY	248	CU
59	CONCRETE MASONRY	248	CU
60	CONCRETE MASONRY	248	CU
61	CONCRETE MASONRY	248	CU
62	CONCRETE MASONRY	248	CU
63	CONCRETE MASONRY	248	CU
64	CONCRETE MASONRY	248	CU
65	CONCRETE MASONRY	248	CU
66	CONCRETE MASONRY	248	CU
67	CONCRETE MASONRY	248	CU
68	CONCRETE MASONRY	248	CU
69	CONCRETE MASONRY	248	CU
70	CONCRETE MASONRY	248	CU
71	CONCRETE MASONRY	248	CU
72	CONCRETE MASONRY	248	CU
73	CONCRETE MASONRY	248	CU
74	CONCRETE MASONRY	248	CU
75	CONCRETE MASONRY	248	CU
76	CONCRETE MASONRY	248	CU
77	CONCRETE MASONRY	248	CU
78	CONCRETE MASONRY	248	CU
79	CONCRETE MASONRY	248	CU
80	CONCRETE MASONRY	248	CU
81	CONCRETE MASONRY	248	CU
82	CONCRETE MASONRY	248	CU
83	CONCRETE MASONRY	248	CU
84	CONCRETE MASONRY	248	CU
85	CONCRETE MASONRY	248	CU
86	CONCRETE MASONRY	248	CU
87	CONCRETE MASONRY	248	CU
88	CONCRETE MASONRY	248	CU
89	CONCRETE MASONRY	248	CU
90	CONCRETE MASONRY	248	CU
91	CONCRETE MASONRY	248	CU
92	CONCRETE MASONRY	248	CU
93	CONCRETE MASONRY	248	CU
94	CONCRETE MASONRY	248	CU
95	CONCRETE MASONRY	248	CU
96	CONCRETE MASONRY	248	CU
97	CONCRETE MASONRY	248	CU
98	CONCRETE MASONRY	248	CU
99	CONCRETE MASONRY	248	CU
100	CONCRETE MASONRY	248	CU

BC313443 CROSS SECTION  
1/4" = 1' HORIZ



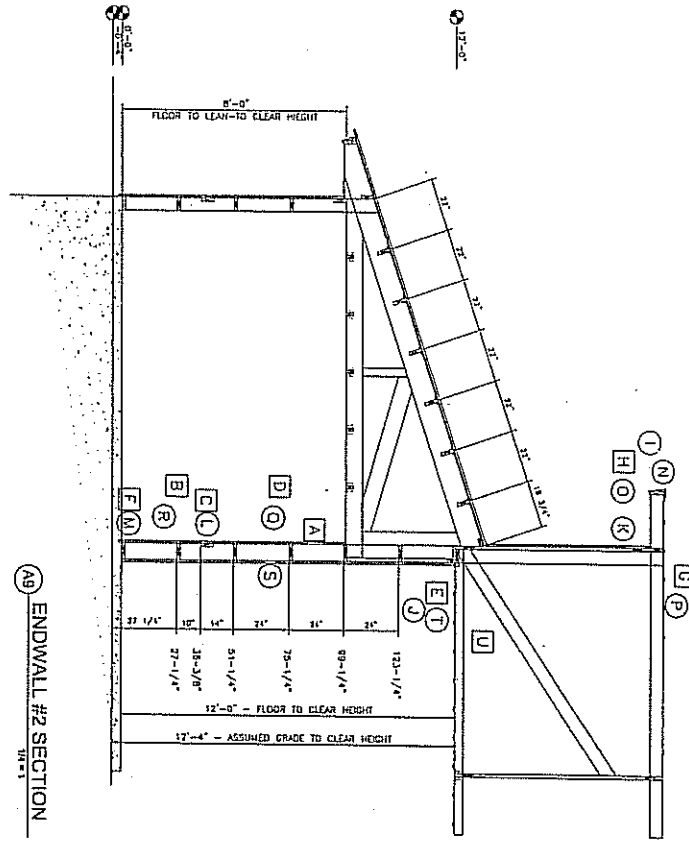
**SIDE SECTION SCHEDULE**

Item	Location	Description	Quantity	Unit
1	ROOF	2x6 SIPS	120	SF
2	ROOF	2x6 SIPS	120	SF
3	ROOF	2x6 SIPS	120	SF
4	ROOF	2x6 SIPS	120	SF
5	ROOF	2x6 SIPS	120	SF
6	ROOF	2x6 SIPS	120	SF
7	ROOF	2x6 SIPS	120	SF
8	ROOF	2x6 SIPS	120	SF
9	ROOF	2x6 SIPS	120	SF
10	ROOF	2x6 SIPS	120	SF
11	ROOF	2x6 SIPS	120	SF
12	ROOF	2x6 SIPS	120	SF
13	ROOF	2x6 SIPS	120	SF
14	ROOF	2x6 SIPS	120	SF
15	ROOF	2x6 SIPS	120	SF
16	ROOF	2x6 SIPS	120	SF
17	ROOF	2x6 SIPS	120	SF
18	ROOF	2x6 SIPS	120	SF
19	ROOF	2x6 SIPS	120	SF
20	ROOF	2x6 SIPS	120	SF
21	ROOF	2x6 SIPS	120	SF
22	ROOF	2x6 SIPS	120	SF
23	ROOF	2x6 SIPS	120	SF
24	ROOF	2x6 SIPS	120	SF
25	ROOF	2x6 SIPS	120	SF
26	ROOF	2x6 SIPS	120	SF
27	ROOF	2x6 SIPS	120	SF
28	ROOF	2x6 SIPS	120	SF
29	ROOF	2x6 SIPS	120	SF
30	ROOF	2x6 SIPS	120	SF
31	ROOF	2x6 SIPS	120	SF
32	ROOF	2x6 SIPS	120	SF
33	ROOF	2x6 SIPS	120	SF
34	ROOF	2x6 SIPS	120	SF
35	ROOF	2x6 SIPS	120	SF
36	ROOF	2x6 SIPS	120	SF
37	ROOF	2x6 SIPS	120	SF
38	ROOF	2x6 SIPS	120	SF
39	ROOF	2x6 SIPS	120	SF
40	ROOF	2x6 SIPS	120	SF
41	ROOF	2x6 SIPS	120	SF
42	ROOF	2x6 SIPS	120	SF
43	ROOF	2x6 SIPS	120	SF
44	ROOF	2x6 SIPS	120	SF
45	ROOF	2x6 SIPS	120	SF
46	ROOF	2x6 SIPS	120	SF
47	ROOF	2x6 SIPS	120	SF
48	ROOF	2x6 SIPS	120	SF
49	ROOF	2x6 SIPS	120	SF
50	ROOF	2x6 SIPS	120	SF
51	ROOF	2x6 SIPS	120	SF
52	ROOF	2x6 SIPS	120	SF
53	ROOF	2x6 SIPS	120	SF
54	ROOF	2x6 SIPS	120	SF
55	ROOF	2x6 SIPS	120	SF
56	ROOF	2x6 SIPS	120	SF
57	ROOF	2x6 SIPS	120	SF
58	ROOF	2x6 SIPS	120	SF
59	ROOF	2x6 SIPS	120	SF
60	ROOF	2x6 SIPS	120	SF
61	ROOF	2x6 SIPS	120	SF
62	ROOF	2x6 SIPS	120	SF
63	ROOF	2x6 SIPS	120	SF
64	ROOF	2x6 SIPS	120	SF
65	ROOF	2x6 SIPS	120	SF
66	ROOF	2x6 SIPS	120	SF
67	ROOF	2x6 SIPS	120	SF
68	ROOF	2x6 SIPS	120	SF
69	ROOF	2x6 SIPS	120	SF
70	ROOF	2x6 SIPS	120	SF
71	ROOF	2x6 SIPS	120	SF
72	ROOF	2x6 SIPS	120	SF
73	ROOF	2x6 SIPS	120	SF
74	ROOF	2x6 SIPS	120	SF
75	ROOF	2x6 SIPS	120	SF
76	ROOF	2x6 SIPS	120	SF
77	ROOF	2x6 SIPS	120	SF
78	ROOF	2x6 SIPS	120	SF
79	ROOF	2x6 SIPS	120	SF
80	ROOF	2x6 SIPS	120	SF
81	ROOF	2x6 SIPS	120	SF
82	ROOF	2x6 SIPS	120	SF
83	ROOF	2x6 SIPS	120	SF
84	ROOF	2x6 SIPS	120	SF
85	ROOF	2x6 SIPS	120	SF
86	ROOF	2x6 SIPS	120	SF
87	ROOF	2x6 SIPS	120	SF
88	ROOF	2x6 SIPS	120	SF
89	ROOF	2x6 SIPS	120	SF
90	ROOF	2x6 SIPS	120	SF
91	ROOF	2x6 SIPS	120	SF
92	ROOF	2x6 SIPS	120	SF
93	ROOF	2x6 SIPS	120	SF
94	ROOF	2x6 SIPS	120	SF
95	ROOF	2x6 SIPS	120	SF
96	ROOF	2x6 SIPS	120	SF
97	ROOF	2x6 SIPS	120	SF
98	ROOF	2x6 SIPS	120	SF
99	ROOF	2x6 SIPS	120	SF
100	ROOF	2x6 SIPS	120	SF

BD313443

CROSS SECTION  
TITLE

8  
PAGE



A9 ENDWALL #2 SECTION  
1/4" = 1'

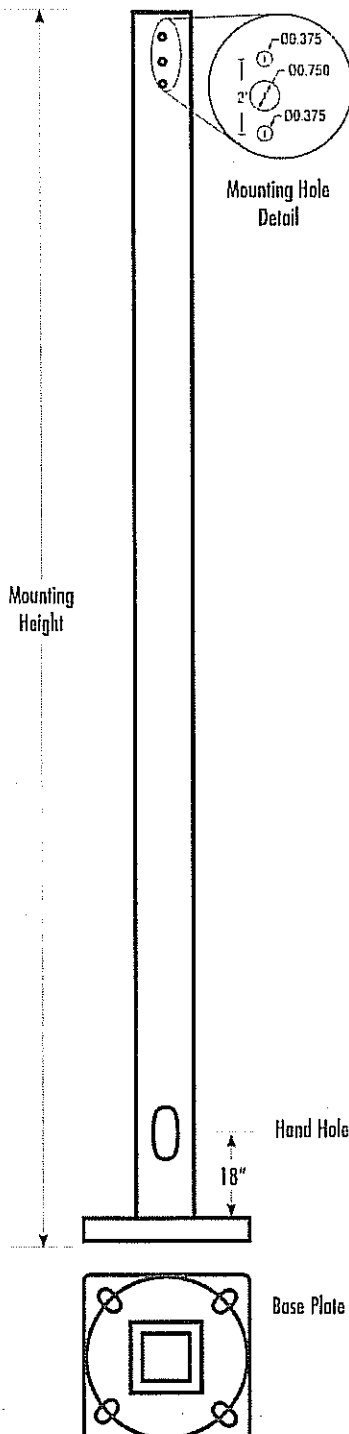
END SECTION SCHEDULE

NO.	DESCRIPTION	QUANTITY	UNIT
1	FOUNDATION	1.00	LINEAL
2	FOUNDATION	1.00	LINEAL
3	FOUNDATION	1.00	LINEAL
4	FOUNDATION	1.00	LINEAL
5	FOUNDATION	1.00	LINEAL
6	FOUNDATION	1.00	LINEAL
7	FOUNDATION	1.00	LINEAL
8	FOUNDATION	1.00	LINEAL
9	FOUNDATION	1.00	LINEAL
10	FOUNDATION	1.00	LINEAL
11	FOUNDATION	1.00	LINEAL
12	FOUNDATION	1.00	LINEAL
13	FOUNDATION	1.00	LINEAL
14	FOUNDATION	1.00	LINEAL
15	FOUNDATION	1.00	LINEAL
16	FOUNDATION	1.00	LINEAL
17	FOUNDATION	1.00	LINEAL
18	FOUNDATION	1.00	LINEAL
19	FOUNDATION	1.00	LINEAL
20	FOUNDATION	1.00	LINEAL
21	FOUNDATION	1.00	LINEAL
22	FOUNDATION	1.00	LINEAL
23	FOUNDATION	1.00	LINEAL
24	FOUNDATION	1.00	LINEAL
25	FOUNDATION	1.00	LINEAL
26	FOUNDATION	1.00	LINEAL
27	FOUNDATION	1.00	LINEAL
28	FOUNDATION	1.00	LINEAL
29	FOUNDATION	1.00	LINEAL
30	FOUNDATION	1.00	LINEAL
31	FOUNDATION	1.00	LINEAL
32	FOUNDATION	1.00	LINEAL
33	FOUNDATION	1.00	LINEAL
34	FOUNDATION	1.00	LINEAL
35	FOUNDATION	1.00	LINEAL
36	FOUNDATION	1.00	LINEAL
37	FOUNDATION	1.00	LINEAL
38	FOUNDATION	1.00	LINEAL
39	FOUNDATION	1.00	LINEAL
40	FOUNDATION	1.00	LINEAL
41	FOUNDATION	1.00	LINEAL
42	FOUNDATION	1.00	LINEAL
43	FOUNDATION	1.00	LINEAL
44	FOUNDATION	1.00	LINEAL
45	FOUNDATION	1.00	LINEAL
46	FOUNDATION	1.00	LINEAL
47	FOUNDATION	1.00	LINEAL
48	FOUNDATION	1.00	LINEAL
49	FOUNDATION	1.00	LINEAL
50	FOUNDATION	1.00	LINEAL





PAGE  
BREAK



## Features

### Shaft

Fabricated from high-grade structural steel tube, the shaft conforms to ASTM specifications. It meets or exceeds minimum yield strength of 55,000 PSI. Wall thickness is either 11 GA (0.120 wall) or 7 GA (0.180 wall) as specified (see ordering information). A reinforced hand hole is furnished with cover.

### Base Plate

Fabricated from structural-quality, hot rolled steel, the base plate meets or exceeds minimum yield strength of 36,000 PSI. Bolt holes are slotted to provide flexibility on either side of bolt circle centerline.

### Anchorage

Anchor bolts are made of hot rolled steel bar, having a minimum yield strength of 50,000 PSI. Bolts have a 90° bend on one end and are threaded on the other end. Bolts are galvanized 12" from the top of the thread and are furnished with two nuts and two washers.

### Base Cover

ABS plastic is supplied. The two-piece cover conceals base.

### Finishes

The SSP Series is available in a choice of three finishes: galvanized, electrostatically applied red oxide prime coat over two-stage cleaning process, or optional color powder coating (please specify color). Powder coat colors offer a finish that is resistant to chemicals, corrosion and abrasion, which will enhance the pole's aesthetic appeal and service life.

### Fixture Mounting

Two sides of the SSP Series poles are pre-drilled. Optional 2-3/8" tenon and other mounting brackets are also available. See next page for mounting codes and mounting hole detail.

## Square Steel Pole Ordering Information

Pole Length	Model Number	Min. Base Wind Velocity (MPH)	Max. Base Wind Velocity (MPH)	Max. Fixture Weight (lbs)	Weight (lbs)
		80	90	100	
<b>11 GA (0.120 wall)</b>					
10'	SSP-400Q100-(a)(b)	30.6	23.8	18.9	75
12'	SSP-400Q120-(a)(b)	24.4	18.8	14.8	90
14'	SSP-400Q140-(a)(b)	19.9	15.1	11.7	100
16'	SSP-400Q160-(a)(b)	15.9	11.8	8.9	115
18'	SSP-400Q180-(a)(b)	12.6	9.2	6.7	125
20'	SSP-400Q200-(a)(b)	9.6	6.7	4.5	140
25'	SSP-400Q250-(a)(b)	4.8	2.6	1	170
<b>7 GA (0.180 wall)</b>					
25'	SSP-400W250-(a)(b)	10.0	7.7	5.4	245
<b>11 GA (0.120 wall) - 30' and 35'</b>					
20'	SSP-500Q200-(a)(b)	17.7	12.7	9.4	185
25'	SSP-500Q250-(a)(b)	9.8	6.3	3.7	225
30'	SSP-500Q300-(a)(b)	4.7	2	n/a	265
<b>7 GA (0.180 wall) - 30' and 35'</b>					
20'	SSP-500W200-(a)(b)	28.1	21.4	16.2	265
25'	SSP-500W250-(a)(b)	18.5	13.3	9.5	360
30'	SSP-500W300-(a)(b)	10.7	6.7	3.9	380
35'	SSP-500W350-(a)(b)	5.9	n/a	2.5	740
<b>11 GA (0.120 wall) - 40'</b>					
30'	SSP-600W300-(a)(b)	19	13.2	9	520
35'	SSP-600W350-(a)(b)	12.4	7.6	4.2	540
40'	SSP-600W400-(a)(b)	7.2	3	n/a	605

Other sizes available upon request.

P = Prime	BZ = Bronze	BK = Black	GLV = Galvanized
-----------	-------------	------------	------------------

Mounting Code (b) See detail next page.

### Square Steel Pole Ordering Information

#### Mounting (G4-11)

##### Options

2 = 2-3/8" Tenon (SPB14 or SPB15 can be used when tenon unavailable)

DM10 = One Fixture - Direct Mount

DM290 = Two Fixtures @ 90° - Direct Mount

DM2180 = Two Fixtures @ 180° - Direct Mount

DM390 = Three Fixtures @ 90° - Direct Mount

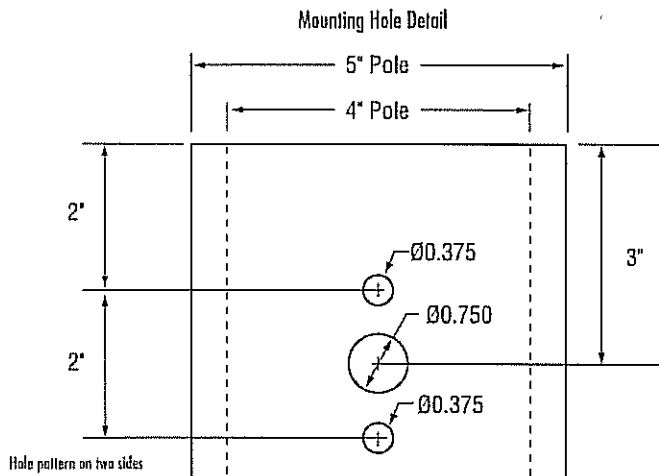
DM490 = Four Fixtures @ 90° - Direct Mount

##### Accessories

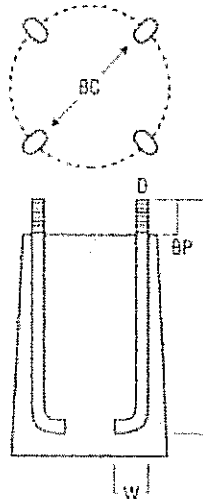
SPB14 = 2-3/8" Retrofit Tenon for 4" Pole

SPB15 = 2-3/8" Retrofit Tenon for 5" Pole

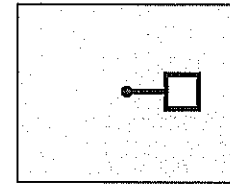
RTA3120 2-3/8" Tenon Mount for 4" Pole (Requires SPB14)



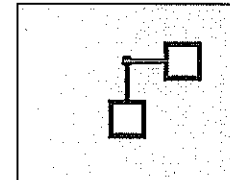
BC = Bolt Circle Diameter  
BP = Bolt Projection (6\" of thread)  
D = Anchor Bolt Diameter  
L = Anchor Bolt Length  
W = Anchor Bolt Width



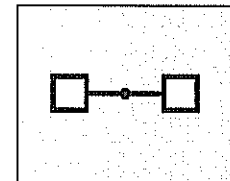
### Mountings



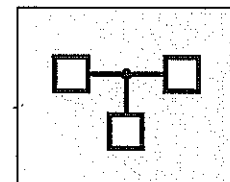
One Fixture  
Ordering Code  
DM10



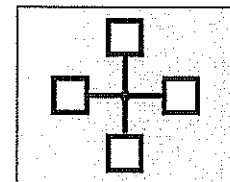
Two Fixtures  
90°  
Ordering Code  
DM290



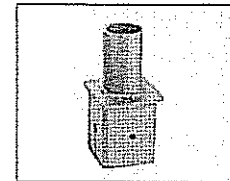
Two Fixtures  
180°  
Ordering Code  
DM2180



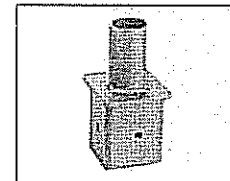
Three Fixtures  
90°  
Ordering Code  
DM390



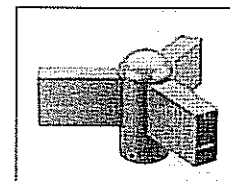
Four Fixtures  
90°  
Ordering Code  
DM490



2-3/8" Tenon  
Mount for 4" Pole  
(11 gauge only)  
Ordering Code  
SPB14

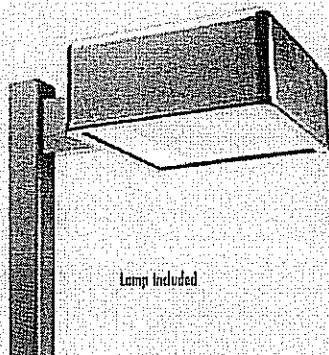


2-3/8" Tenon  
Mount for 5" Pole  
(11 gauge only)  
Ordering Code  
SPB15



Three Fixtures  
120°  
Ordering Code  
RTA3120  
(Requires  
SPB14 Adaptor)

Wattage Range:  
35 to 1000 W



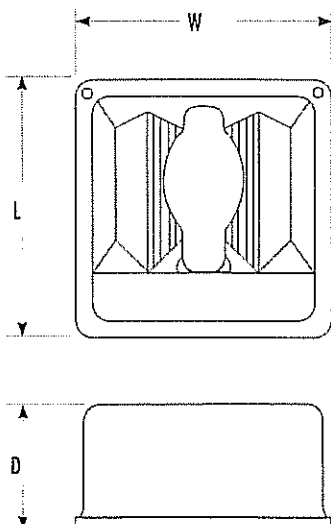
The FP Series is ideally suited for roadway applications, parking areas or for building-mounted security lighting. Units feature a sleek square design with rounded edges in either a 12", 16" or 23" die cast aluminum housing.



Listed for Wet Locations  
Consult Factory for CUL Availability

## Dimensions

	Fixture Length	Fixture Width	Fixture Depth	Approx. Ship Wt.
FPS Series	12.4"	12.4"	5.25"	18 lbs.
FPM Series	16.4"	16.4"	7.0"	33 lbs.
FPL Series	23.4"	23.4"	10.25"	68 lbs.



## Features

### Housing

Die cast aluminum housing with flush doorframe and rounded edges are standard with bronze, black or white polyester powder topcoat. Other colors available upon request. The 16" and 23" housings can be rotated. (See Optics)

### Optics

The 16" and 23" housings come standard with Type III asymmetric distribution. Ideally suited for roadway applications, parking areas or building mounted security lighting. The 16" and 23" housings have mounting knockouts on three sides that allow the housing to be rotated 90 degrees either right or left.

### Ballast

All fixtures come standard with a high-power factor multi-tap or 480V ballast. All units are supplied with a 36" SOW 16/3 cord. If no Voltage is specified, cord is connected to highest Voltage.

### Lamps

12" housing: 35 - 175W medium base lamp  
16" housing: 70 - 400W mogul base lamp  
23" housing: 750 - 1000W mogul base lamps

### Lens

A clear, tempered glass lens is held securely in a die cast doorframe. Complete silicon gasketing around the lens frame and at mounting points provide a watertight seal.

## EPA Ratings

Because of its unique design, lower EPA levels are obtained, resulting in lower pole costs. EPA Ratings are listed on page 252.

## Mounting Options

Refer to page 247 for a complete description of mounting options.

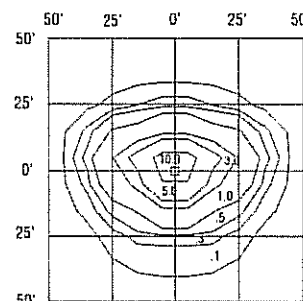
## Parking/Roadway Floodlight Pole Spacing Selection Guide

Lamp Type	Desired Mounting Height	Design Footcandles	Catalog Number
<b>Metal Halide</b>			
175W	12'	25.0	FP58417
400W	20'	16.8	FP1A8440
400W	25'	10.5	"
1000W	30'	19.8	FPL8499
1000W	35'	14.3	"
<b>High Pressure Sodium</b>			
250W	20'	13.3	FP1A8525
400W	25'	15.0	FP1A8540
400W	30'	10.2	"
1000W	30'	26.9	FPL8599
1000W	35'	19.5	"

## Photometric Data

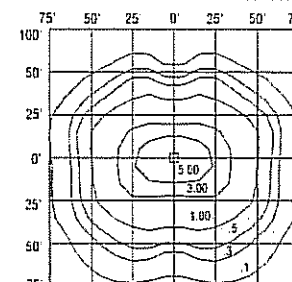
(Isofootcandle Plots)

### 12" FPS



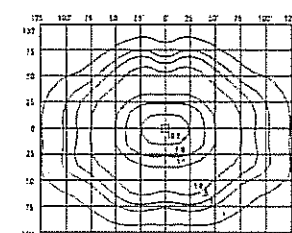
Isofootcandle plot of 175W MH Parking/Roadway Floodlight at 15' mounting height, and 0° vertical tilt.

### 16" FPM

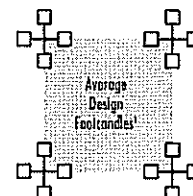


Isofootcandle plot of 400W MH Parking/Roadway Floodlight at 25' mounting height, and 0° vertical tilt.

### 23" FPL



Isofootcandle plot of 1000W MH Forward-Throw Luminaire at 30' mount height, 0° vertical tilt.



**Criteria:**  
Floodlight FP Series, 0° vertical tilt  
Mounting Height: 30'  
Wattage: 400W  
Mounting: 12" Extended Pole Mount  
Pole Spacing: 4 times mounting height

<sup>1</sup> assuming 4 floodlights/pole

### FP 12" Series Ordering Information

Series	Mounting	Light Source	Wattage Type	Voltage
FPS = 12" Housing	8 = Without Mounting	4 = MH	05 = 50W (MH/PS, HPS)	1 = 120
		5 = HPS	07 = 70W (MH/PS, HPS)	2 = 277
		8 = MH/PS*	10 = 100W (MH/PS, HPS)	3 = 208
			15 = 150W (MH/PS, HPS)	4 = 240
			17 = 175W (HPS)	5 = 480
				M = Multi-Top

\* MH/PS lamps must be mounted in a 15° vertical or horizontal beam position.

### FP 16" Series Ordering Information

Series	Mounting	Light Source	Wattage Type	Voltage
FPM = 16" Housing	8 = Without Mounting	4 = MH	07 = 70W (MH/PS, HPS)	1 = 120
		5 = HPS	10 = 100W (MH/PS, HPS)	2 = 277
		8 = MH/PS*	15 = 150W (MH/PS, HPS)	3 = 208
			17 = 175W (HPS)	4 = 240
			25 = 250W (MH/PS, HPS)	5 = 480
			32 = 320W (MH/PS)	M = Multi-Top (120-277V)
			35 = 350W (MH/PS)	MS = 5 Top
			40 = 400W (MH/PS, HPS)	120-277, 208, 240, 480 (HPS, MH/PS)

\* MH/PS lamps must be mounted in a 15° vertical or horizontal beam position.

### FP 23" Series Ordering Information

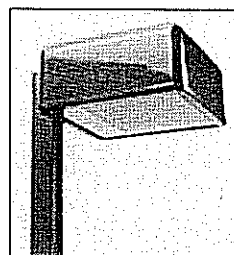
Series	Mounting	Light Source	Wattage Type	Voltage
FPL = 23" Housing	8 = Without Mounting	4 = MH	40 = 400W (MH/PS, HPS)	1 = 120
		5 = HPS	75 = 750W (MH/PS)	2 = 277
		8 = MH/PS*	99 = 1000W (HPS)	3 = 208
				4 = 240
				5 = 480
				M = Multi-Top (120-277V)
				MS = MS = 5 Top 120/277/208/240/480 (HPS and 1000W MH/PS)

\* MH/PS lamps must be mounted in a 15° vertical or horizontal beam position.

Options (Factory Installed)	Accessories (Field Installed)
(x)P = Photo Control - Specify voltage (Twist lock receptacle & matching photocell supplied.) 16" & 23" ONLY	<b>12" housing</b>
WT = White Housing	WG-12 = Wire Guard
BK = Black Housing	VS-12 = Vandal Shield
<b>Fusing</b>	<b>16" housing</b>
(x)F = Single - Specify voltage (x):	WG-16 = Wire Guard
1 = 120V; 2 = 277V	VS-16 = Vandal Shield
(x)J = Dual - Specify voltage (x):	WBR16' = Wishbone Mount for 4" Round Pole
3 = 208V; 4 = 240V; 5 = 480V	WBS16' = Wishbone Mount for 4" Square Pole
<b>Quartz Standby (includes Quartz Lamp)</b>	<b>23" housing</b>
Q = Quartz Standby	WG-23 = Wire Guard
	VS-23 = Vandal Shield
	WBR23' = Wishbone Mount for 4" Round Pole
	WBS23' = Wishbone Mount for 4" Square Pole
	<b>Mounting</b>
	MA1 = 1-1/2" Close Pole Mt.
	MA2 = 6" Extended Pole Mt.
	MAS = 12" Extended Pole Mt.

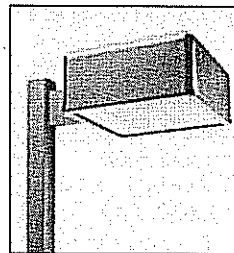
\* See page 247 for restrictions.

### Mountings



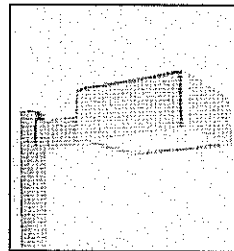
1-1/2" Close Pole Mount

Ordering Code  
MA1



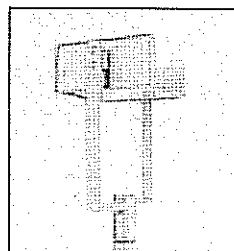
6" Extended Pole Mount

Ordering Code  
MA2



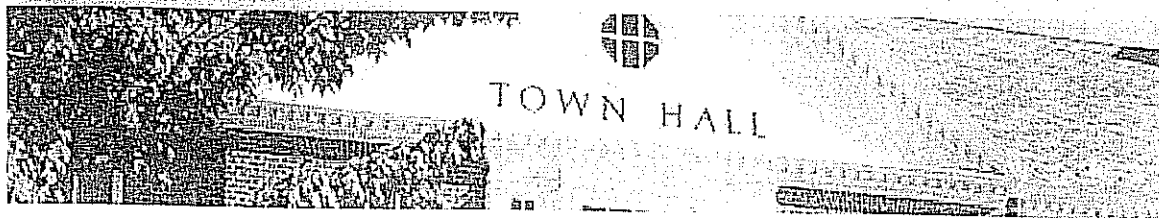
12" Extended Pole Mount

Ordering Code  
MAS



Wishbone Mount

See Accessories for Code



## SAVE THE DATE

### Land Use Academy Advanced Training

Saturday, November 5, 2011  
Central Connecticut State University



#### Land Use Academy

This Land Use Academy training is a departure from the Basic Training that CLEAR usually offers. In response to feedback from both professional planners and land use commissioners, we are offering an all-day advanced course that will cover three topics in-depth. This training will include plenty of time for audience participation, questions, observations, etc. Atty. Dwight Merriam of Robinson and Cole will be the Keynote Speaker. Registration information will be sent out early next month.

#### Quick Links

Academy Website

Online Academy

CLEAR 2011 Webinar Series



Join CLEAR

#### TOPICS COVERED:

##### ***Bias, Predisposition and Conflicts***

Atty Richard Roberts, Halloran and Sage

##### ***Conditions and Modifications***

Atty Kenneth Slater, Halloran and Sage

##### ***Running a Meeting and Making the Decision***

Atty Mark Branse, Branse, Willis and Knapp

***See you there!***

Sincerely,

**Bruce Hyde**

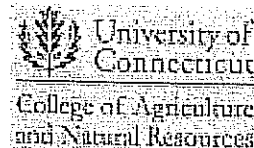
*Land Use Academy Director, Land Use Educator*

[bruce.hyde@uconn.edu](mailto:bruce.hyde@uconn.edu)

phone: 860-345-5229

[Land Use Academy Website](#)

The Land Use Academy is a program of the University of Connecticut Center for Land Use Education and Research (CLEAR). Academy partners include the CT Office of Policy and Management Office of Responsible Growth, the CT Bar Association, and the CT Chapter of the American Planning Association.



PAGE  
BREAK



Legal Notice:

The Mansfield Zoning Board of Appeals will hold a public hearing on October 12, 2011 at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building, 4 South Eagleville Road, to hear comments on the following application:

7:00 P.M. – Joseph Briody for a Variance of Art VIII, Sec A to locate a 12' x 20' shed approximately 36' from the front property line where 50' is required at 19 Little Ln.

At this public hearing, interested parties may appear and written communications may be received. No information shall be received after the close of the public hearing. Additional information is available in the Mansfield Town Clerk's Office. Dated September 26, 2011.

Carol Pellegrine  
Chairman

PAGE  
BREAK

September 21, 2011 (Hand Delivered)

CT Department of Public Utility Control  
Ten Franklin Square  
New Britain, CT 06051

Attn: Kimberley J. Santopietro, Executive Secretary

Re: Proposed Ponde Place  
Hunting Lodge Road  
Mansfield, CT  
GPCN Phase 1-A Application Submission  
Our File: 0416100

Dear Ms. Santopietro:

Please find attached one (1) original and three (3) copies of our Application for Phase 1-A dated September 21, 2011. Bound with the application is the report titled "Groundwater Supply Evaluation and Well Data Report" dated September, 2011 prepared by project consultant GZA GeoEnvironmental, Inc.

As a follow-up to the discussion at our meeting with staff at DPUC on August 23, 2011, please consider this letter as our formal written withdrawal of our previous Phase 1-A application dated February 9, 2009, Phase 1-B application dated September 3, 2010, and revised Phase 1-A application dated April 27, 2011. We expect that DPUC will now issue a new Docket Number for this new application.

We have also attached a check (#1088) for \$100.00 for the application fee. By copy of this letter, we will be transmitting two (2) additional copies to DPH-DWS and one (1) copy each to the other recipients noted. We will also forward an electronic copy to your office in accordance with standard DPUC procedures.

This application is for Phase 1-A approval of Wells #1 through 8 as noted in the supporting documentation included in our application package.

DPUC

Phase 1-A Application

Proposed Ponde Place

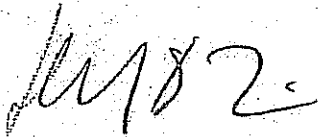
September 21, 2011

Page 2

If you have any questions or comments, please feel free to contact this office.

Very truly yours,

F. A. Hesketh & Associates, Inc.

A handwritten signature in dark ink, appearing to read 'D. Ziaks' with a stylized flourish at the end.

David S. Ziaks, P.E.  
President

Attachments

cc: Lori Mathieu, DPH (2 copies)  
P. Anthony Giorgio, The Keystone Companies, LLC  
Attorney Thomas Fahey  
Robert Miller, EHHD  
Linda Painter, Mansfield Director of Planning & Development  
Keith Nadeau, GT Water

T:\prj\04161\dpuc92011.docx

SP-1



PAGE  
BREAK